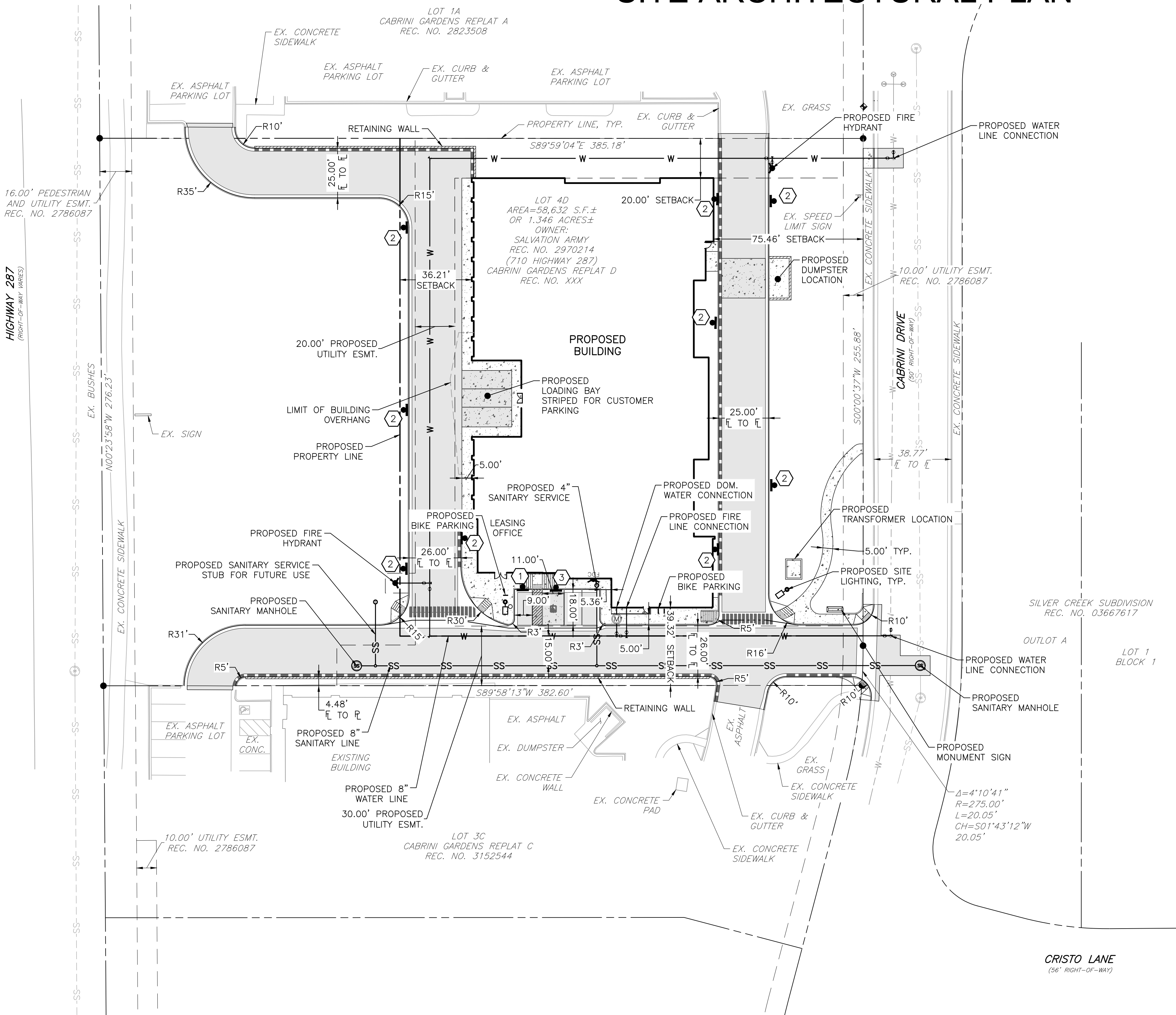


CABRINI GARDENS REPLAT D LOT 4D
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN



BENCHMARK:

BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK BEING A "CHISELED "X" IN CONCRETE" AS SHOWN HEREON ELEVATION=5283.62' (NAVD88)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTHERLY LINE OF SAID LOT 2B, ASSUMED TO BEAR S89°59'04"E A DISTANCE OF 385.18 FEET FROM A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 2B TO A NO. 5 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 2B.

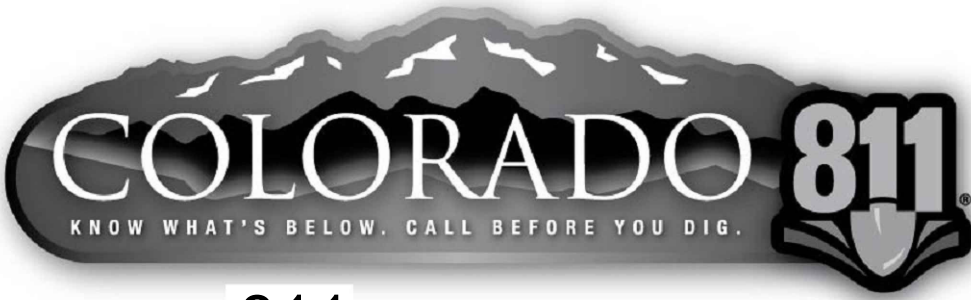
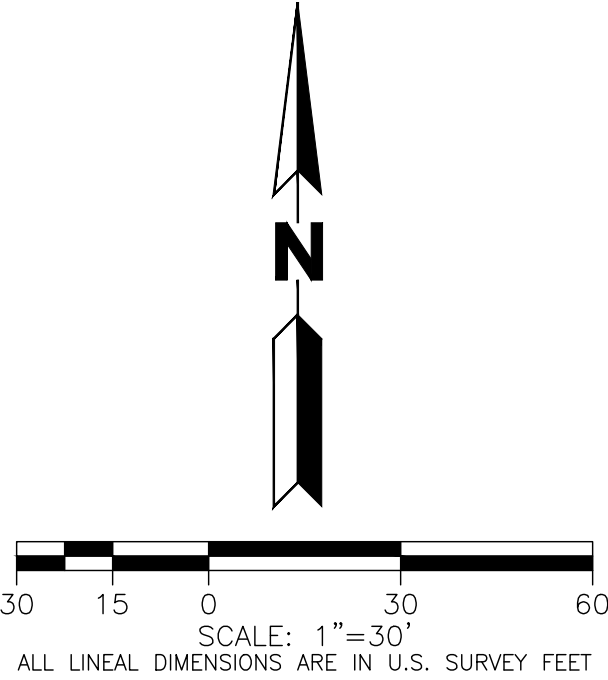
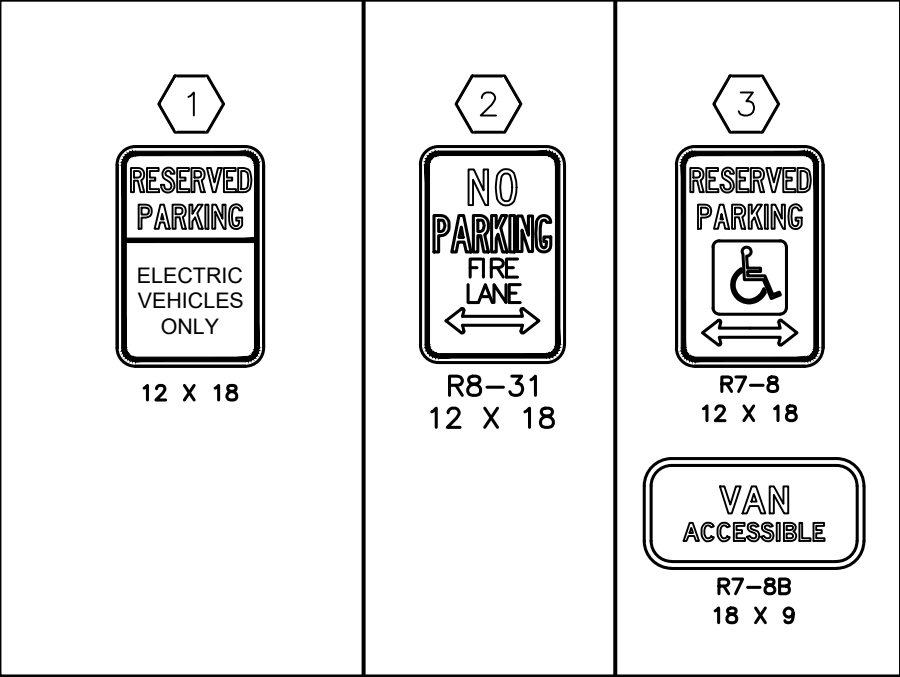
LEGEND		
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	ASPHALT PAVING	
	CONCRETE/ SIDEWALK	
	CONCRETE PAVEMENT	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

LEGAL DESCRIPTION

LOT 4D, CABRINI GARDENS, REPLAT D
COUNTY OF BOULDER, STATE OF COLORADO

NOTES:

- ESTIMATED DATE OF COMPLETION: NOVEMBER 2023.
- SEE ARCHITECTURAL PLANS FOR SIGNAGE INFORMATION



CALL 811 2-BUSINESS DAYS IN ADVANCE
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MARKING OF UNDERGROUND MEMBER UTILITIES

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Submission / Revision
4/26/2022 SITE PLAN SUBMITTAL
7/1/2022 2ND SITE PLAN SUBMITTAL

Date
4/26/2022
7/1/2022

construction company, inc.

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HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN

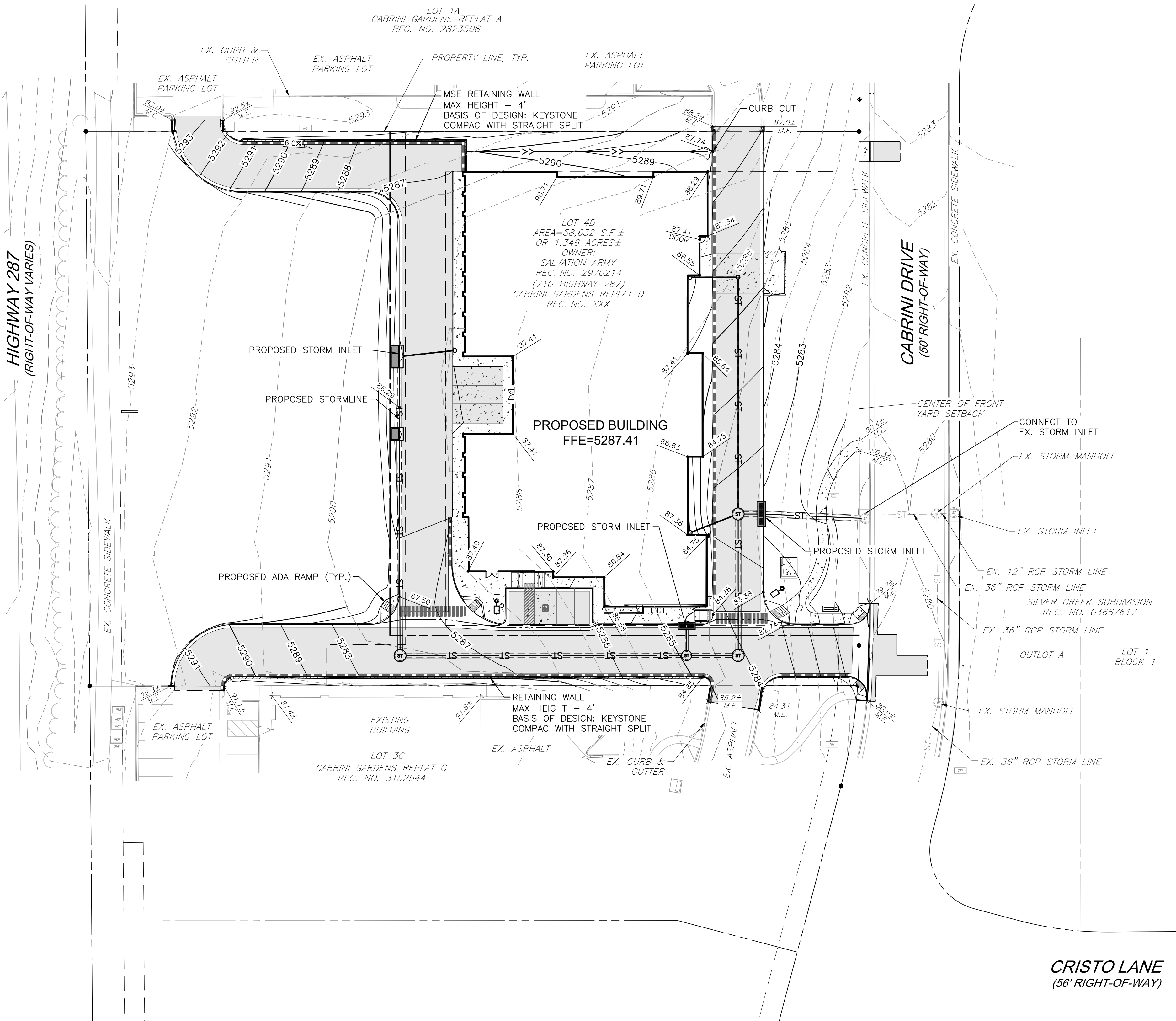
710 HWY 287, LAFAYETTE, CO 80026

Design Project No.
21-260

Drawing Title
SITE PLAN

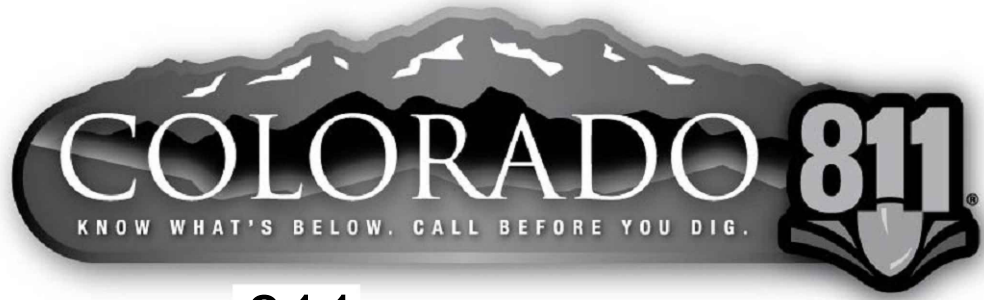
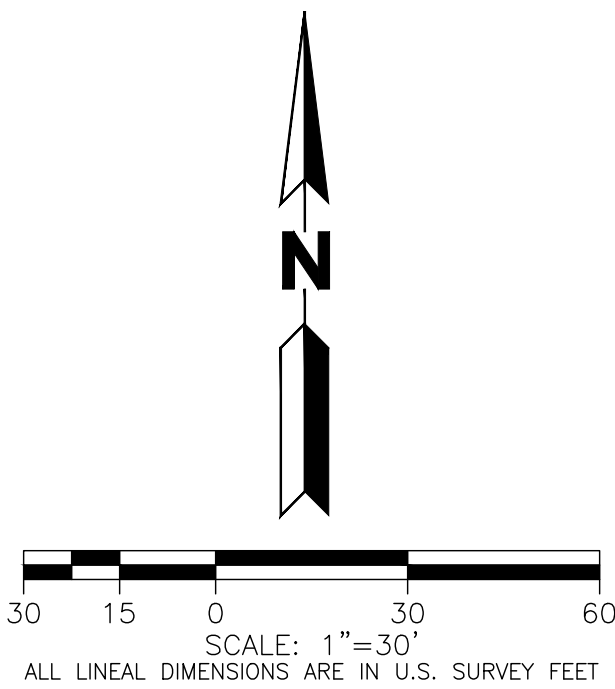
Drawing No.
1

CABRINI GARDENS REPLAT D LOT 4D
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT
	RETAINING WALL
	CURB & GUTTER
	CONTOURS
	STORM SEWER
	STORM MANHOLE
	ROOF DRAIN
	INLET
	FLARED END SECTION
	SIGN
	GRADING ARROW
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH/SHRUB
	DESCRIPTIONS
	SPOT ELEVATIONS
	ST
	RD
	INLET
	FLARED END SECTION
	SIGN
	GRADING ARROW
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH/SHRUB
	DESCRIPTIONS
	SPOT ELEVATIONS

NOTES:
SITE RETAINING WALLS ARE MSE WALLS.
BASIS OF DESIGN: KEYSTONE COMPAC WITH STRAIGHT SPLIT



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CORNER OF SAID LOT 2B.

4/26/2022
7/1/2022

Submission / Revision
SITE PLAN SUBMITTAL
2ND SITE PLAN SUBMITTAL

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HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN

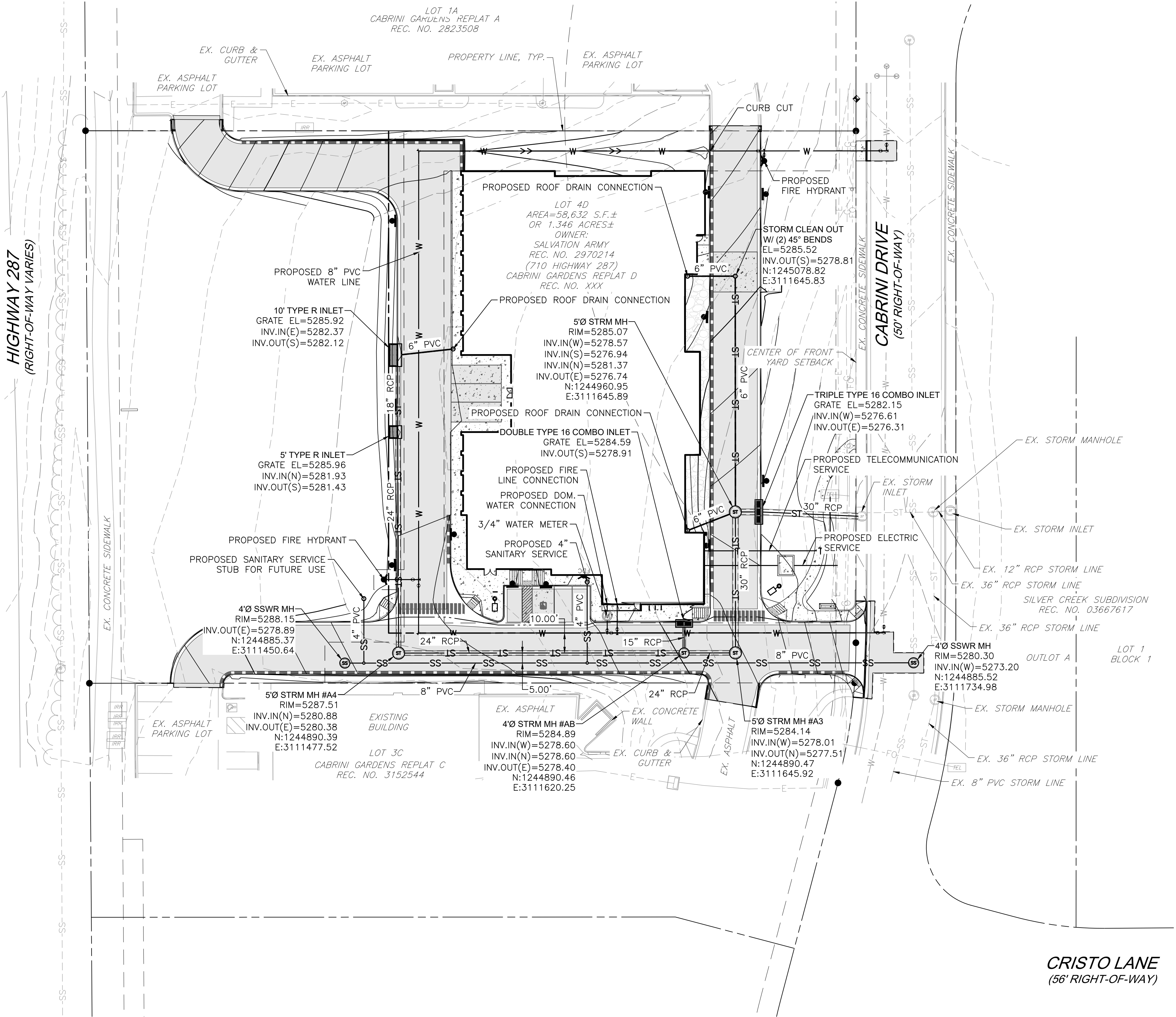
710 HWY 287, LAFAYETTE, CO 80026

Design Project No.
21-260

Drawing Title
GRADING AND
DRAINAGE
PLAN

Drawing No.
2

CABRINI GARDENS REPLAT D LOT 4D
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN



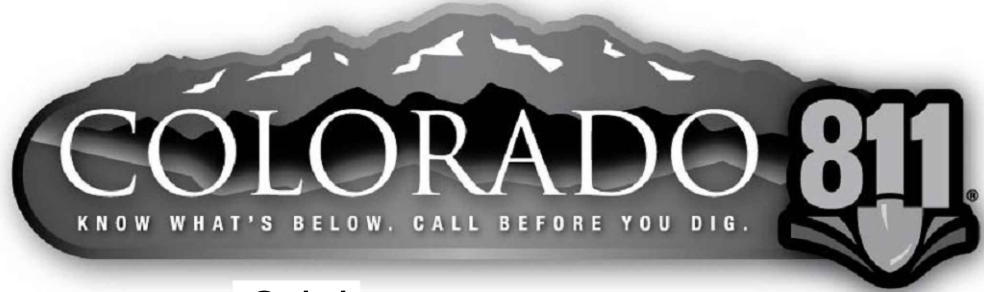
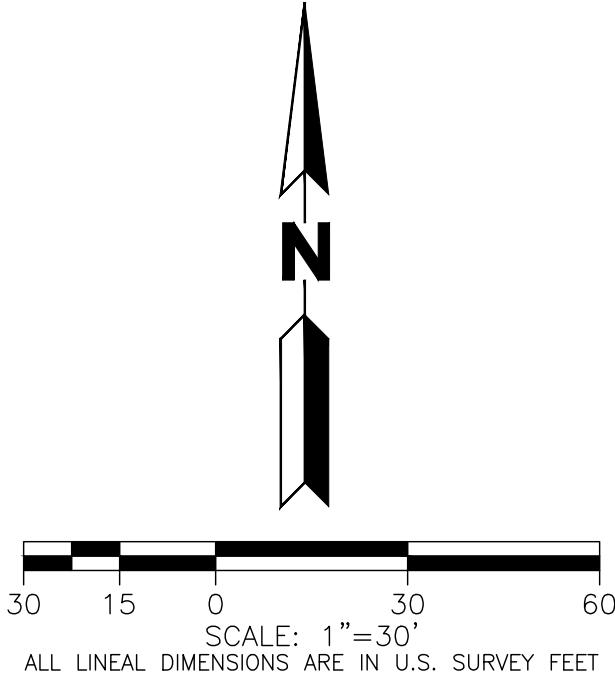
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LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT
	RETAINING WALL
	CURB & GUTTER
	CONTOURS
	STORM SEWER
	STORM MANHOLE
	ROOF DRAIN
	INLET
	FLARED END SECTION
	SIGN
	GRADING ARROW
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH/SHRUB
	DRIVE
	SPOT ELEVATIONS



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4/26/2022 SITE PLAN SUBMITTAL
7/1/2022 2ND SITE PLAN SUBMITTAL

Date
4/26/2022
7/1/2022

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HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN

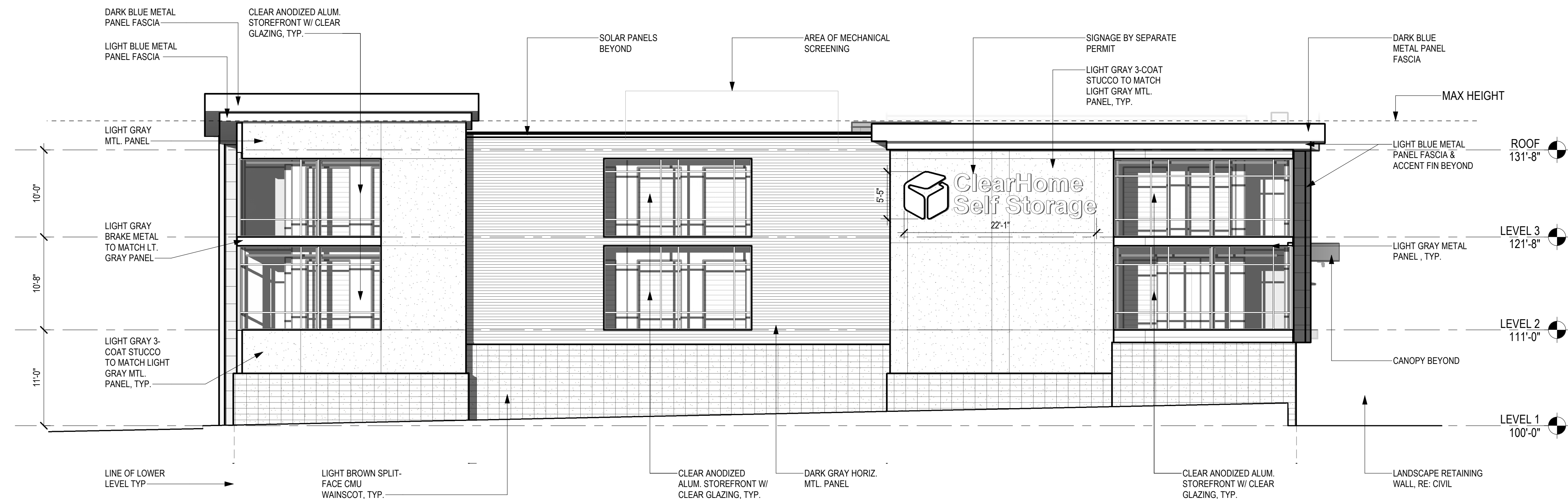
710 HWY 287, LAFAYETTE, CO 80026

Design Project No.
21-260

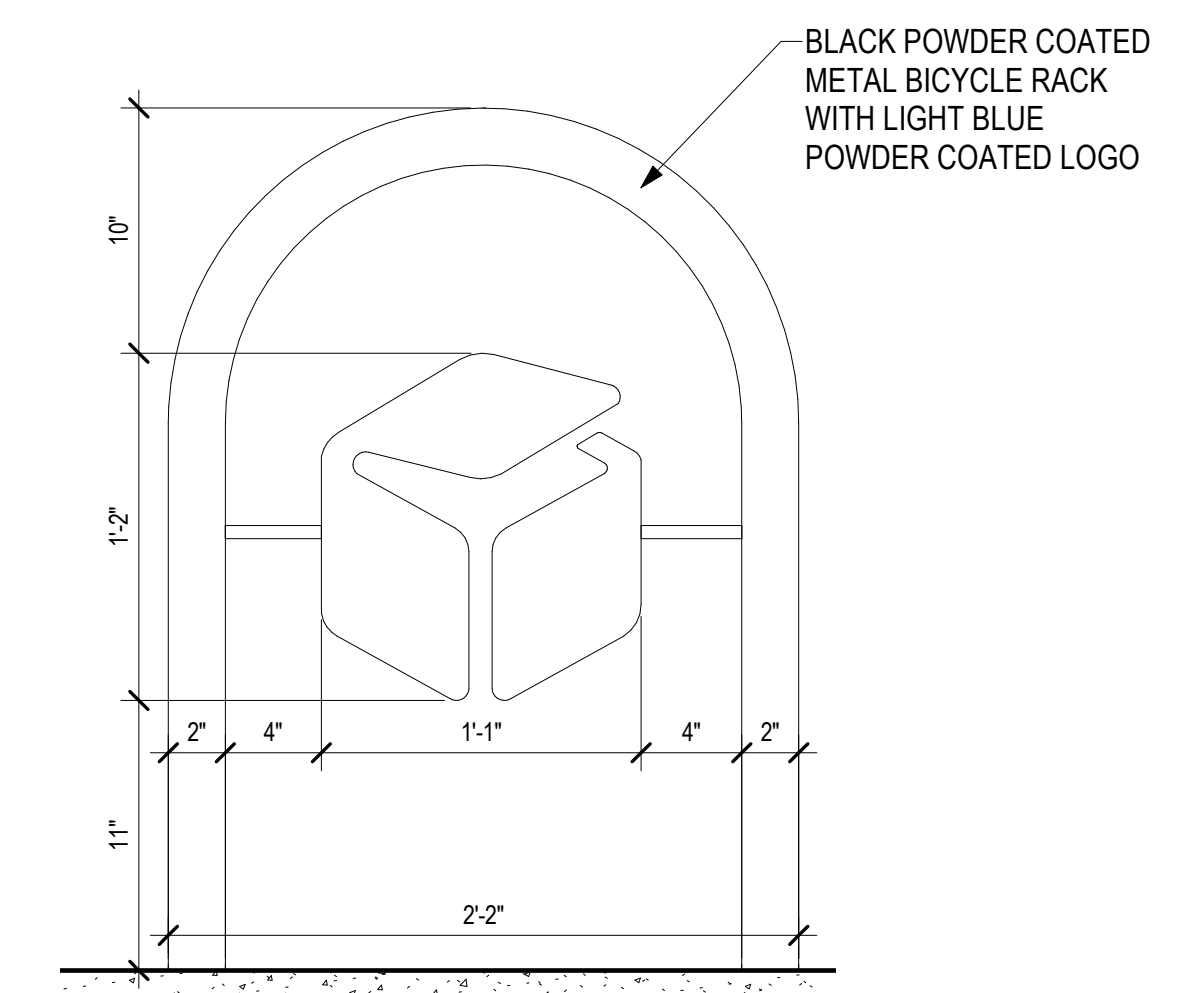
Drawing Title
UTILITY PLAN

Drawing No.
3

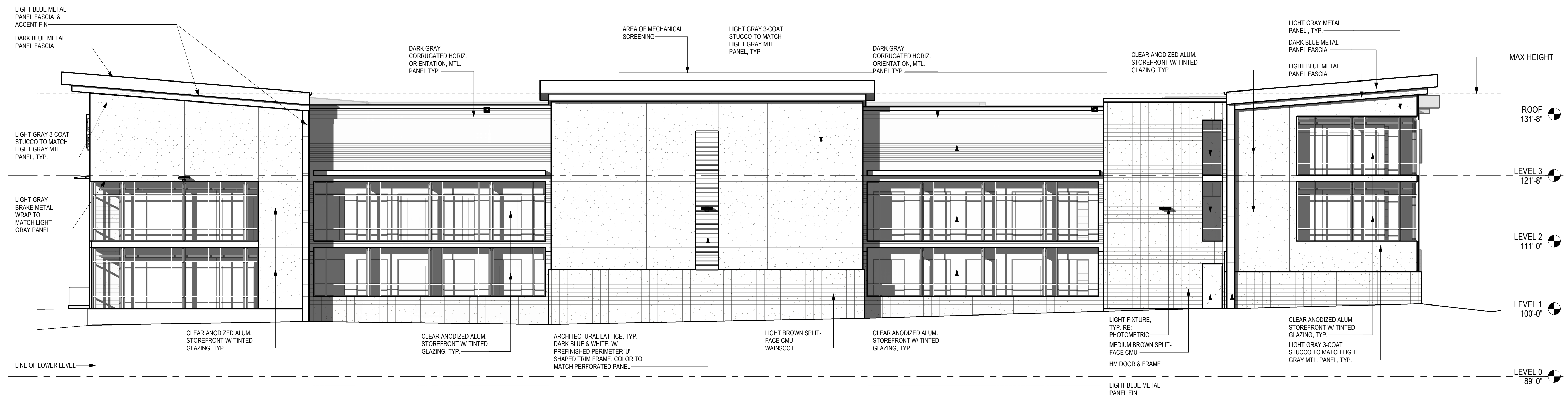
CABRINI GARDENS REPLAT B LOT 2B
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN
PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO



1 NORTH ELEVATION



BICYCLE RACK ELEVATION



2 EAST ELEVATION

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HWY 287 SELF-STORAGE DEVELOPMENT

7110 HWY 287, LAFAYETTE, CO 80026

Design Project No. 22-260

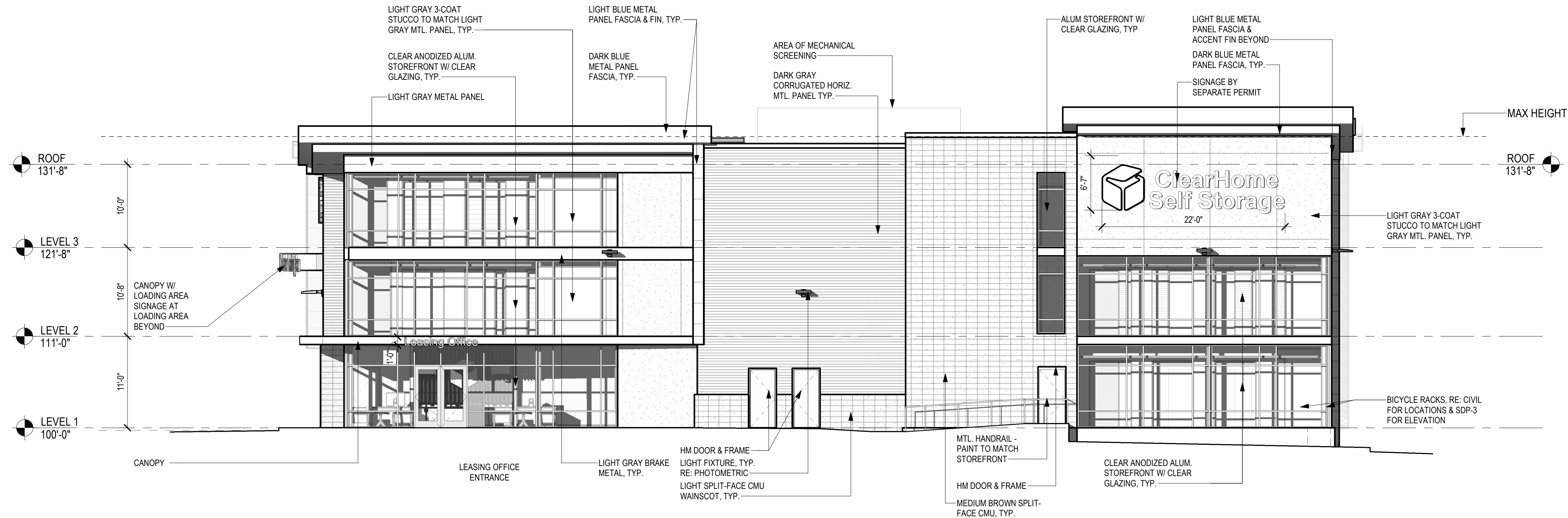
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BUILDING ELEVATIONS

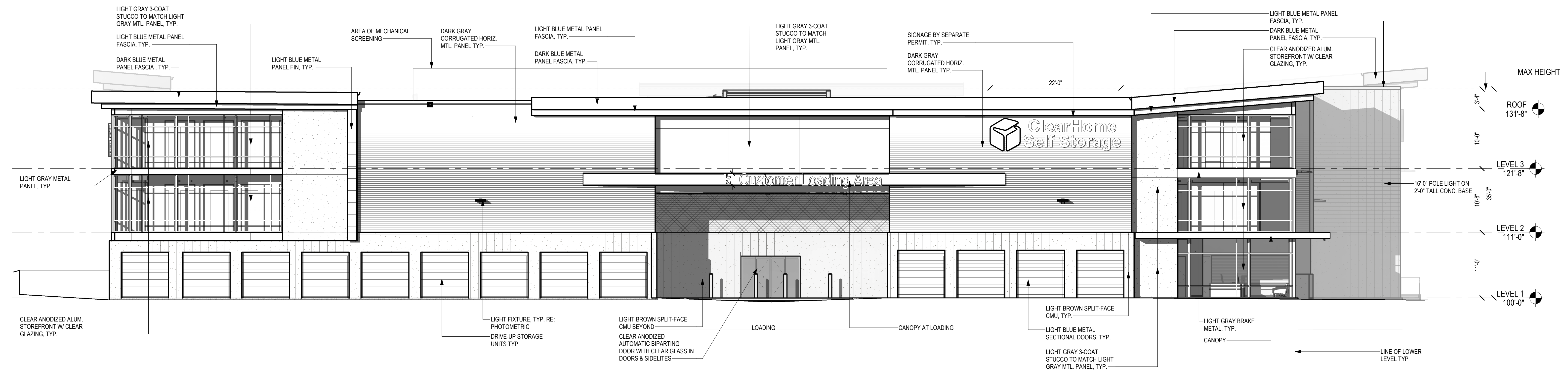
Drawing No.

SDP-3

CABRINI GARDENS REPLAT B LOT 2B
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN
PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

Date	Submission / Revision
04/28/22	SITE PLAN SUBMITTAL
06/24/22	SITE PLAN RESUBMITTAL
09/06/22	2ND SITE PLAN RESUBMITTAL

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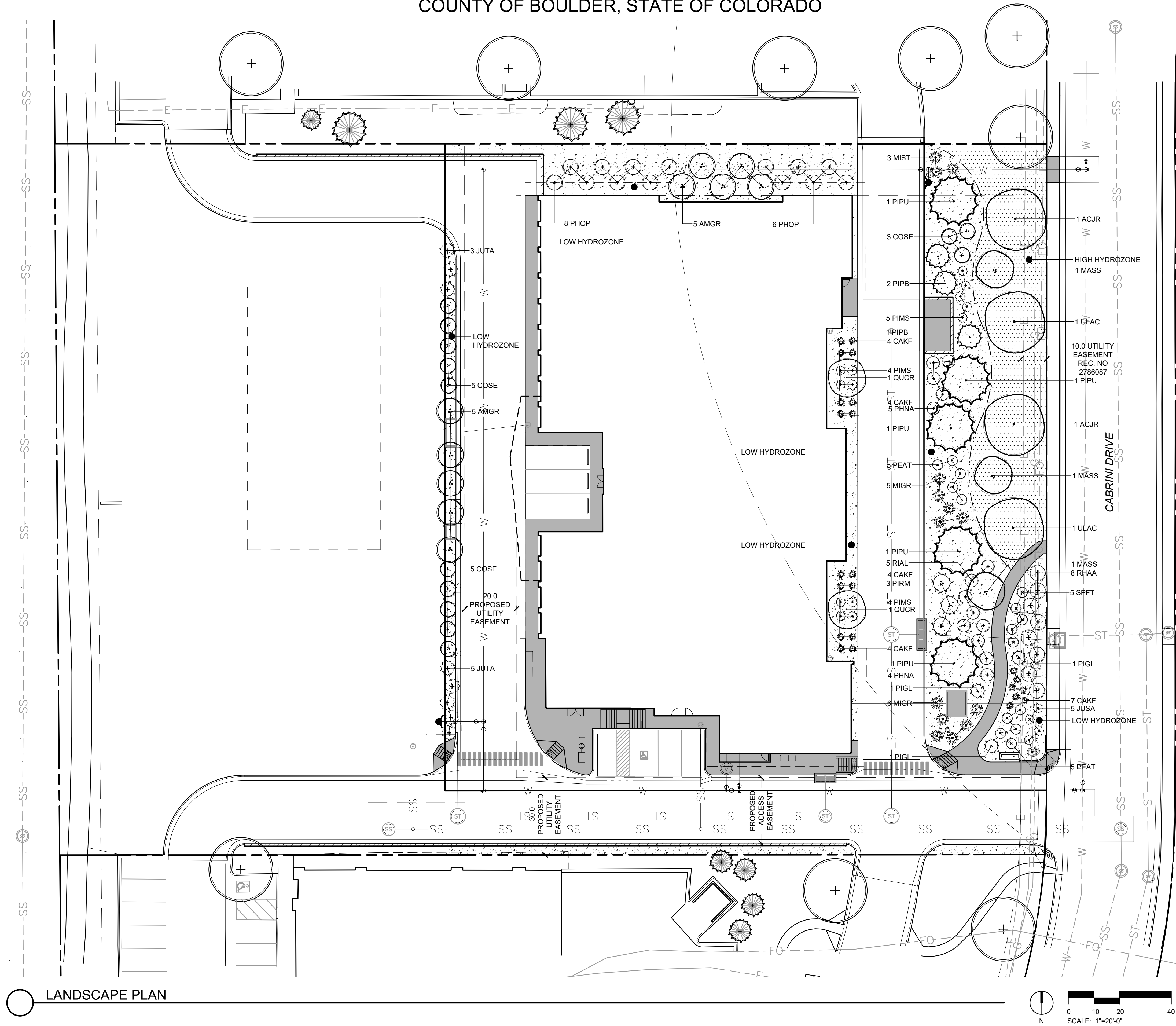
**HWY 287 SELF-STORAGE
DEVELOPMENT**

710 HWY 287, LAFAYETTE, CO 80026

Design Project No. 22-260
Drawing Title
**BUILDING
ELEVATIONS**
Drawing No.

SDP-4

CABRINI GARDENS REPLAT B LOT 2B
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN
PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

SYMBOL	DESCRIPTION
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	BROADLEAF EVERGREEN SHRUBS
	ORNAMENTAL GRASS
	CONCRETE PAVING
	ROCK MULCH
	TEXAS HYBRID BLUEGRASS SOD
	LANDSCAPE EDGING

MATERIALS NOTE: WOOD MULCH TO BE USED AT BASE OF ALL PLANTINGS



HWY 287 SELF-STORAGE
DEVELOPMENT

710 HWY 287, LAFAYETTE, CO 80026

Design Project No. 22001

Drawing Title

Landscape
Plan

Drawing No.

6

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Date	Submission / Revision
04/18/22	SITE PLAN SUBMITTAL
07/01/22	SITE PLAN RESUBMITTAL
09/06/22	SITE PLAN RESUBMITTAL
09/21/22	SITE PLAN RESUBMITTAL

CABRINI GARDENS REPLAT B LOT 2B
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN
PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA				
REQUIREMENT	SITE AREA	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
LANDSCAPE AREA	58,632 SF	15% OF LOT	8,795 SF	15,263 SF

STREET TREES

DESCRIPTION	LENGTH	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
CABRINI DRIVE	276 LF	1 TREE / 40 LF	7	7

REQUIRED PLANTS

REQUIREMENT	AREA	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
TREES	8,795 SF	1 TREE / 1,000 SF	9	10
SHRUBS	8,795 SF	1 SHRUB / 150 SF	59	106
ORNAMENTAL GRASS	-	-	-	37

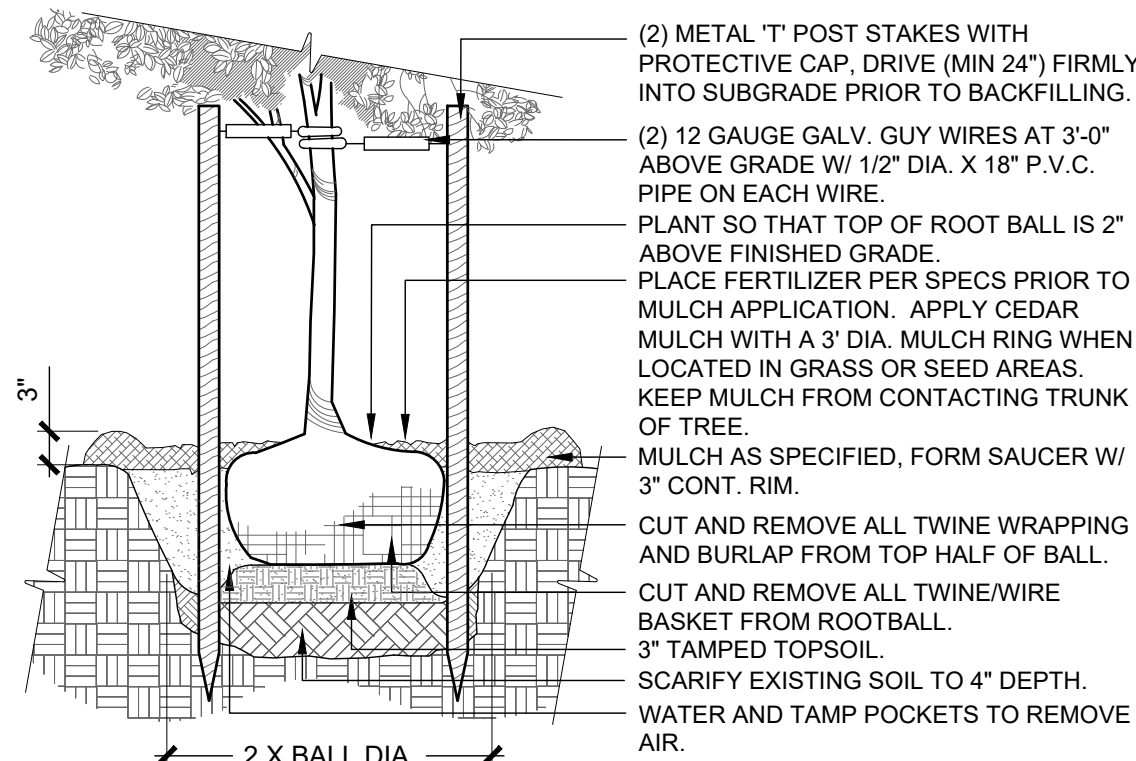
WATER USE CALCULATIONS

High Water Zone	4255 S.F. x (20 gals/S.F.)	= 85,100 gals/season
Moderate Water Zone	350 S.F. x (10 gals/S.F.)	= 3500 gals/season
Low Water Zone	8370 S.F. x (3 gals/S.F.)	= 25110 gals/season
Very Low Water Zones	3176 S.F. x (0 gals/S.F.)	= 0 gals/season
Total gallons needed by All Zones:		= 113710 gals/season
Total Square feet (S.F.) of all Zones:		= 16151 SF
Average gals/S.F./Season, All Zones:	Total Gals / Total SF	= 7.0 gals/season

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ACJR	2	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	B & B	2" CAL	
QUCR	2	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	B & B	2" CAL	
ULAC	2	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2" CAL	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PIPU	5	PICEA PUNGENS	COLORADO SPRUCE	B & B		6-8'
PIPB	3	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	B & B		6-8'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
MASS	3	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
AMGR	10	AMELANCHIER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5 GAL		
COSE	13	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL		
PEAT	10	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL		
PHOP	14	PHYSOCARPUS OPULIFOLIUS	NATIVE NINEBARK	5 GAL		
PHNA	9	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL		
RHAA	8	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL		
RIAL	5	RIBES ALPINUM	ALPINE CURRANT	5 GAL		
SPFT	5	SPIRAEA FRITSCHIANA	FRITCH SPIREA	5 GAL		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
JUSA	5	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL		
JUTA	8	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	5 GAL		
PIGL	3	PICEA PUNGENS 'GLOBOSA'	GLOBE SPRUCE	5 GAL		
PIRM	3	PICEA PUNGENS 'RH MONTGOMERY'	RH MONTGOMERY SPRUCE	5 GAL		
PIMS	13	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
CAKF	23	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		
MIGR	11	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		
MIST	3	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	5 GAL		

SIZE NOTE: ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

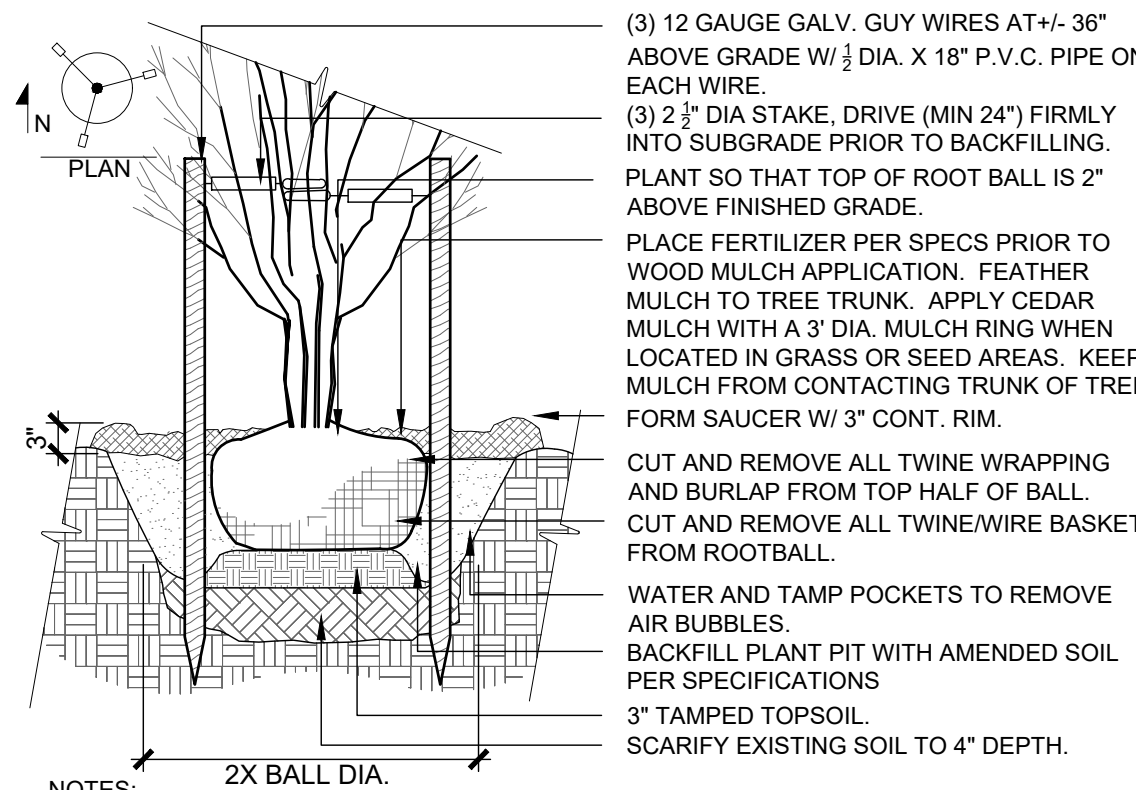


- NOTES:
- DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.
 - KEEP CROWN SHAPE TYPICAL OF SPECIES.
 - REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
 - REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

1 DECIDUOUS TREE

1/2" = 1'-0"

329300-02

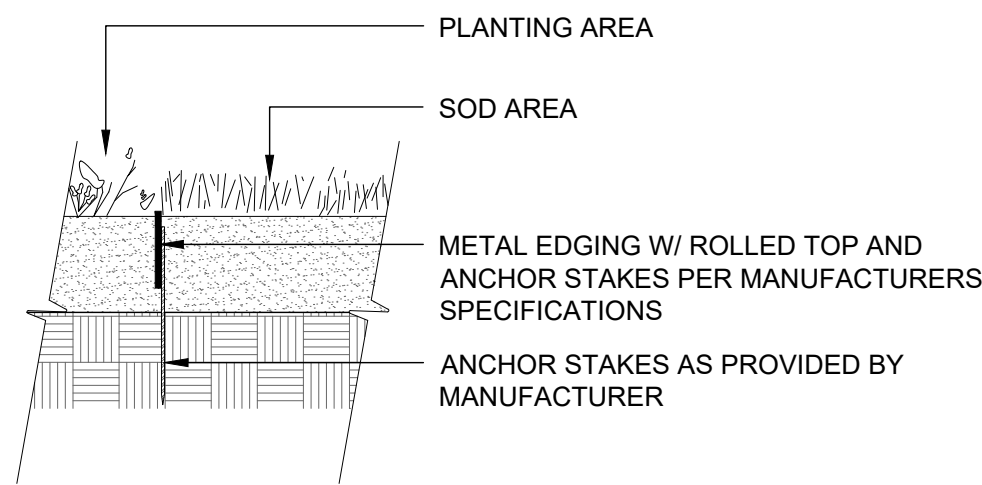


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3 MULTI-STEM TREE PLANTING

1/2" = 1'-0"

329300-04

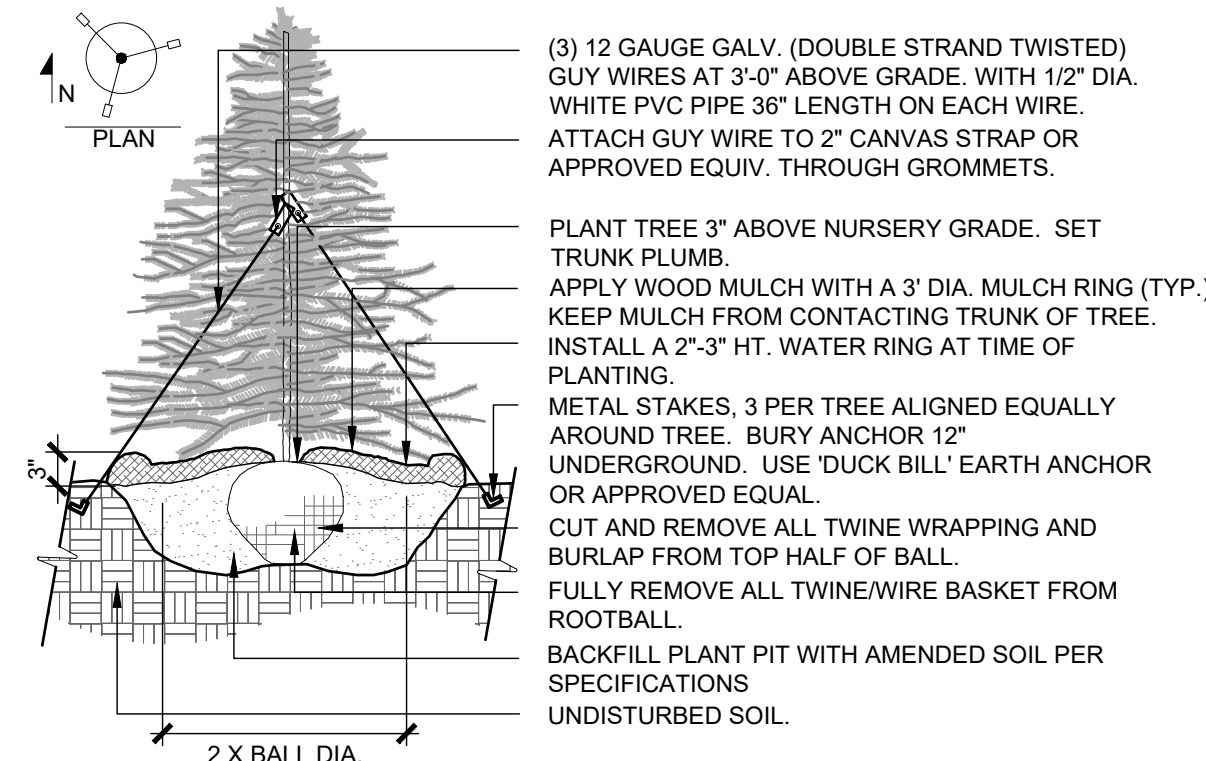


- NOTE:
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS AT PERPENDICULAR ANGLE AND FLUSH W/ GRADES OF CONCRETE. ALL OVERLAPPING JOINTS TO BE SECURELY STAKED

5 LANDSCAPE EDGING

3/4" = 1'-0"

329300-07

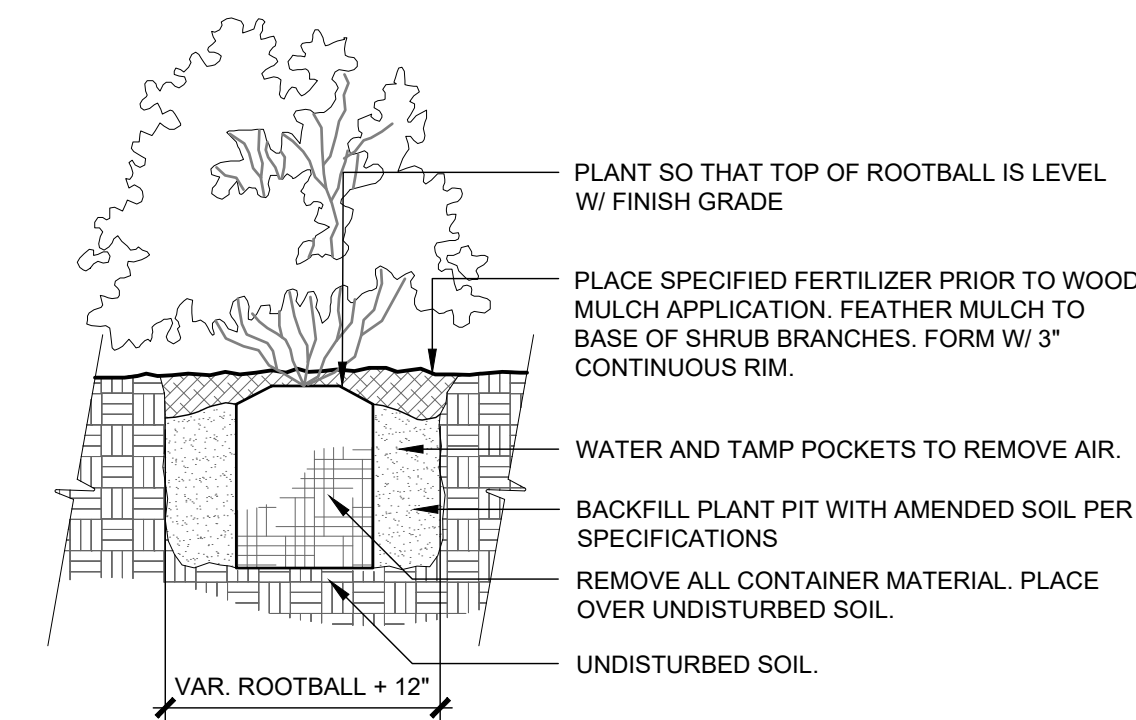


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2 EVERGREEN TREE PLANTING

3/8" = 1'-0"

329300-03

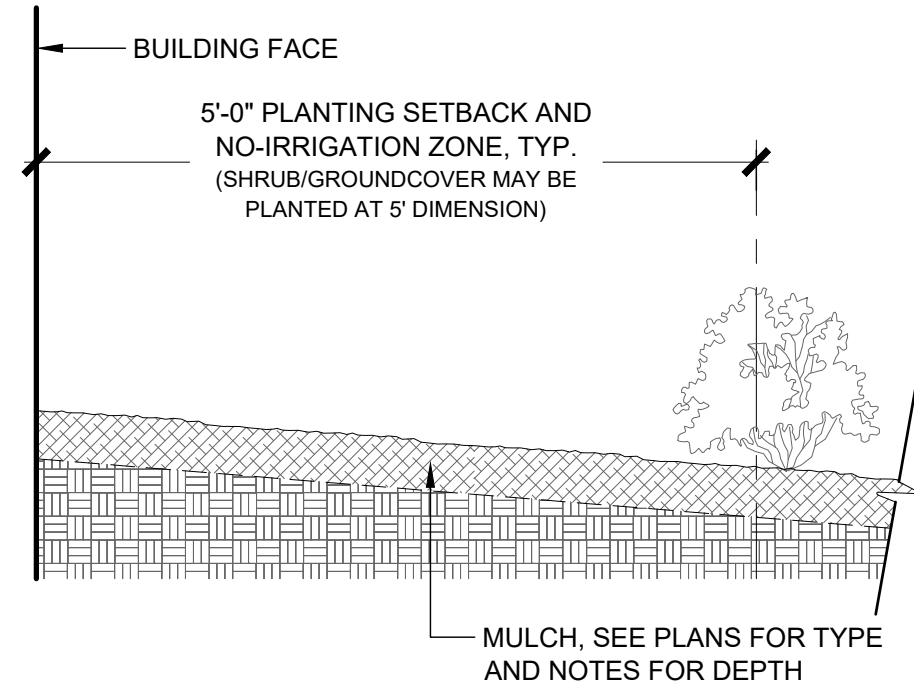


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 - REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
 - REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

4 SHRUB / ORNAMENTAL GRASS PLANTING

1 1/2" = 1'-0"

329300-05

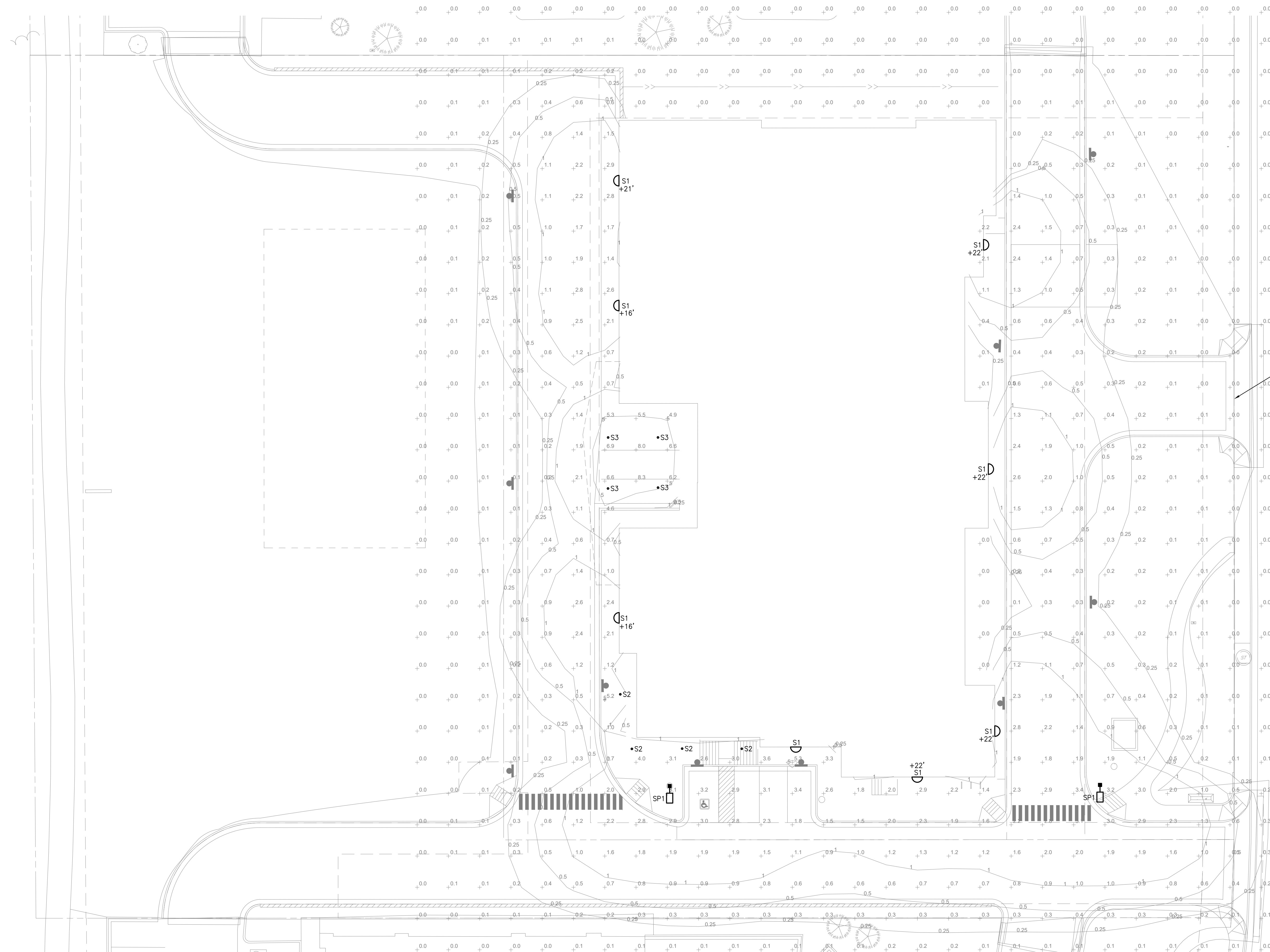


6 FOUNDATION NO-IRRIGATION ZONE

3/4" = 1'-0"

329401-05-01

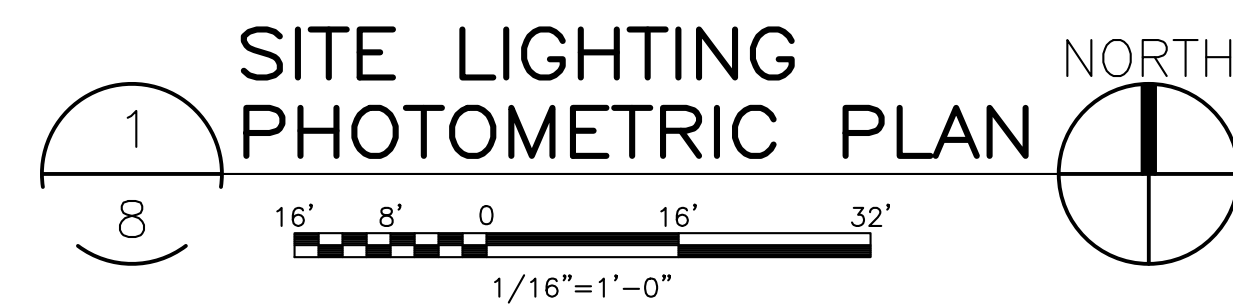
CABRINI GARDENS REPLAT B LOT 2B
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN
PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO



PHOTOMETRIC CALCULATIONS	
AVG (FC)	0.4
MAX (FC)	8.3
MIN (FC)	0

GENERAL NOTES:

1. SITE LIGHTS TO BE CONTROLLED BY A TIMECLOCK PROGRAMMED FOR 1 HOUR BEFORE BUSINESS OPENING AND 1 HOUR AFTER CLOSE OF BUSINESS UNLESS USED FOR SECURITY PURPOSES.



GIVEN
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Project # 21178


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COOPER
 Lighting Solutions

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SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
● 6" 10" 15"	HUNTER	PROS-06-PSI30-CV-F W/ SPEC'D. NOZZ.	POP-UP SPRAY HEAD	1	
● M	HUNTER	PROS-06-PSI30-CV-F W/ MP1000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
● 8k	HUNTER	PROS-06-PSI30-CV-F W/ MP2000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
● R	HUNTER	PROS-06-PSI30-CV-F W/ MP2000-360 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
● 0m	HUNTER	PROS-06-PSI30-CV-F W/ MP2000-210 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
● 8	HUNTER	PROS-06-PSI30-CV-F W/ MP3000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
⬡	HUNTER	PRO-C SERIES	ELECTRIC CONTROLLER	11	
⬢	NIBCO	T113K - LINE SIZE	GATE VALVE	14	
⬣	FEBCO	860 - 1" DIA.	BACKFLOW PREVENTER	13	
▼	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	3	
⊕	RAIN BIRD	XCZ-100-PRB-LC	DRIP VALVE ASSEMBLY	7	
■		LINE SIZE	DRIP LINE BLOW-OUT STUB	8	
Ⓜ	HUNTER	WRF-CLIK	WIRELESS RAIN/FREEZE SENSOR	12	
⊙	RAINBIRD	PEB SERIES - 1" DIA.	MASTER VALVE	4	
		80 PSI UTILITY GRADE - 1" DIA. UNLESS NOTED OTHERWISE	POLYETHYLENE LATERAL	5	
		CLASS 200 SOLVENT WELD	PVC MAINLINE	5	
	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	9	
		CLASS 200 SOLVENT WELD	PVC SLEEVING		
		3/4" DIA.	MANUAL DRAIN VALVE	6	
⊙	NETAFIM	TLCV-09-18	IN-LINE DRIP TREE RINGS	10	
⊙	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	2	
⊙			CONTROLLER & STATION NO.		
⊙			CONTROL VALVE SIZE		

1. ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY SEVEN 29 DESIGN.
2. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
3. CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 63 PSI (MEASURED AT ADJACENT SITE).

<u>TAP LOCATION/NUMBER</u>	<u>REQUIRED PRESSURE</u>
1	61 PSI

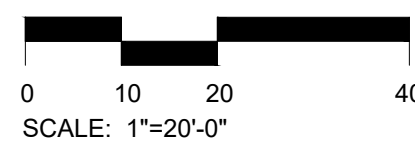
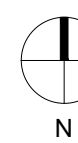
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

<u>PIPE SIZE OR WIRE QUANTITY</u>	<u>REQUIRED SLEEVE</u>
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING

5. WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 8 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 9 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
6. REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
7. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
8. VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
9. REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAYOUT REQUIREMENTS, COORDINATION AND PRIORITIES.
10. LATERAL PIPING DIAMETERS SHALL INCLUDE 1" AND 1 1/2", 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.
11. CONTRACTOR IS RESPONSIBLE TO WINTERIZE THE IRRIGATION SYSTEM IN THE FALL 1 YEAR PRIOR TO THE IRRIGATION & LANDSCAPE WAS ACCEPTED. CONTRACTOR SHALL PERFORM SYSTEM START-UP IN APRIL OF THE FOLLOWING SPRING.
12. ALL IRRIGATION WIRE SHALL BE #14 AWG UFPL WIRE WITH SINGLE, SOLID COPPER CONDUCTOR AND POLYETHYLENE INSULATION (MULTI-CONDUCTOR WIRE IS NOT ACCEPTABLE).
WIRE COLORS SHALL BE: CONTROL WIRES - RED, COMMON WIRE - WHITE, SPARE WIRES - BLACK,
MASTER VALVE - BLUE,
WATERLIGHT WIRE SPLICES SHALL BE MADE WITH 3M CO. DBRY-6 SPLICE KITS.
13. ALL VALVE BOXES SHALL BE MANUFACTURED BY APPLIED ENGINEERING PRODUCTS. MODELS SHALL BE AS FOLLOWS:
#101L: QUICK COUPLING VALVES, DRIP LINE BLOW-OUT STUBS, GATE VALVES, DRAIN VALVES.
#101S: ELECTRIC CONTROL VALVES.
#1320: DRIP VALVES ASSEMBLIES, MASTER VALVE
BOXES AND LIDS SHALL BE GREEN.
14. CONTRACTOR SHALL WARRANTY ALL WORK (MATERIALS, EQUIPMENT AND WORKMANSHIP) FOR A ONE YEAR PERIOD FOLLOWING FINAL ACCEPTANCE OF LANDSCAPE AND IRRIGATION BY OWNER.

THE CROSS-CONTAMINATION CONTROL (BACKFLOW PREVENTION) DEVICE WILL NEED TO BE CERTIFIED PRIOR TO WATER METER INSTALLATION AND WILL NEED TO BE TESTED AT THE TIME OF WATER TURN-ON FOR THE BUILDING, SUCH TO BE PROVIDED IN WRITING TO THE CITY ENGINEER.

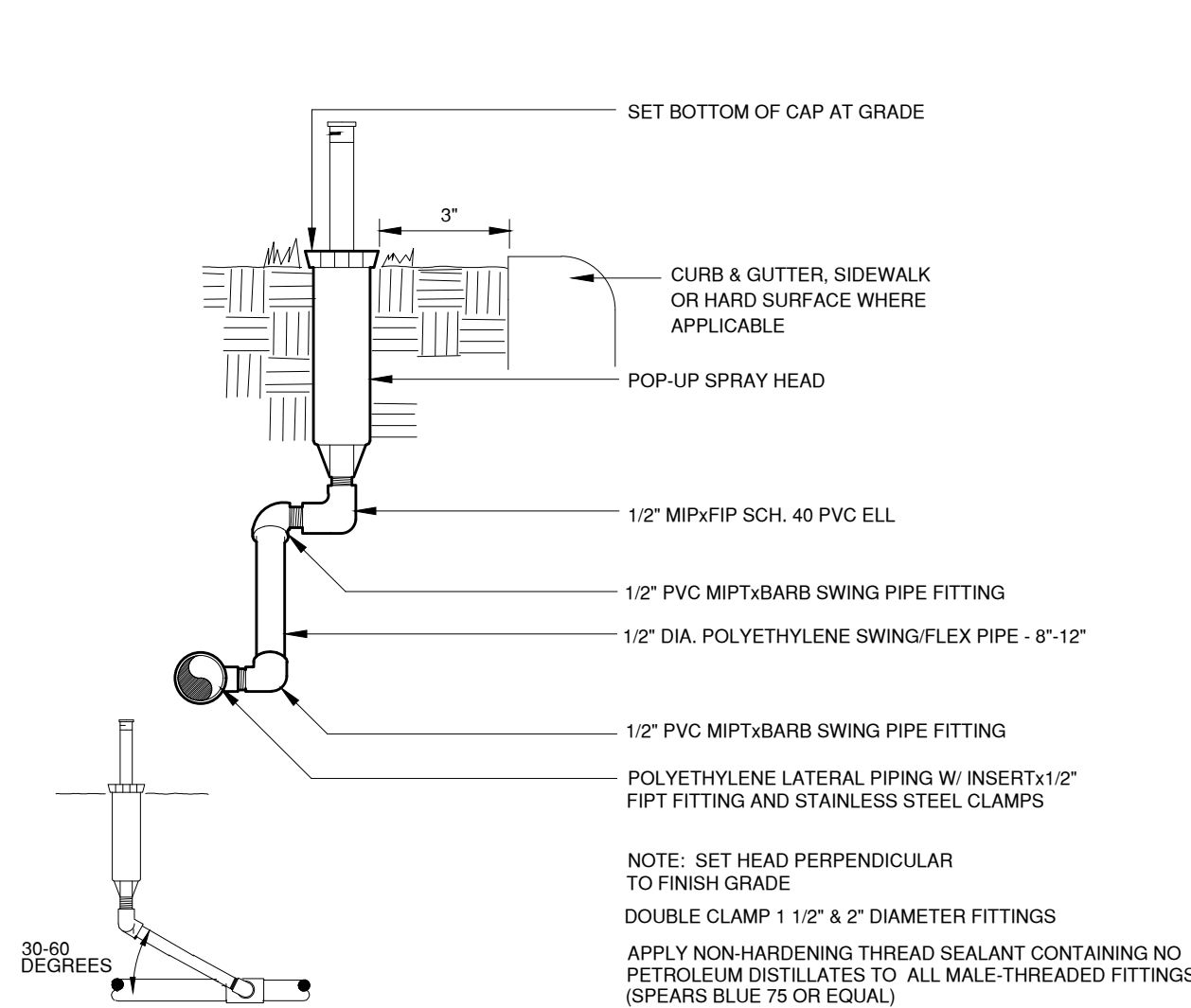


Know what's below
Call before you dig

Avocet
IRRIGATION DESIGN
7114 W. JEFFERSON AVENUE, SUITE 201
LAKEWOOD, COLORADO 80235
VOICE: 303.986.2175
FAX: 303.989.5814

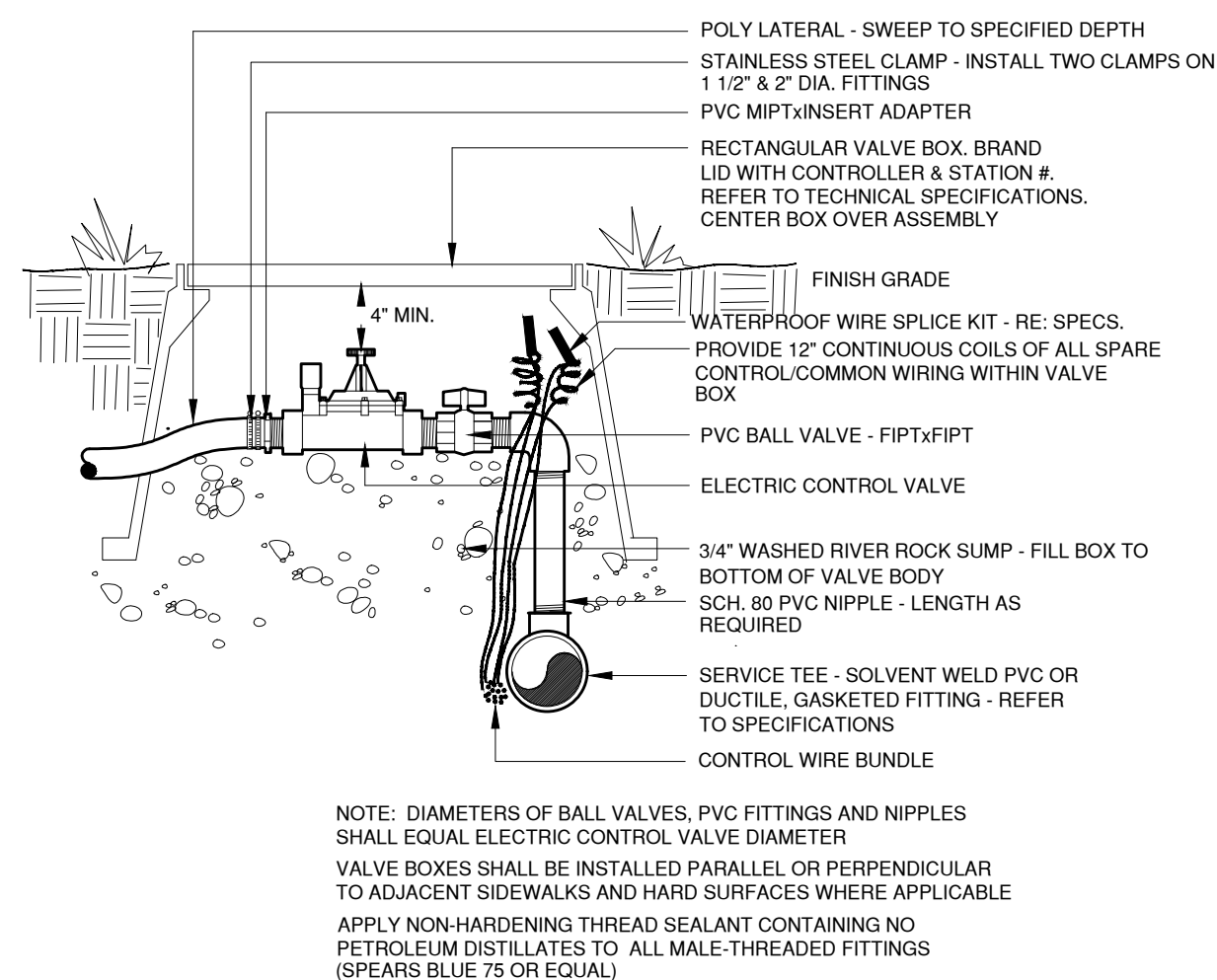


CABRINI GARDENS REPLAT B LOT 2B
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN
PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO



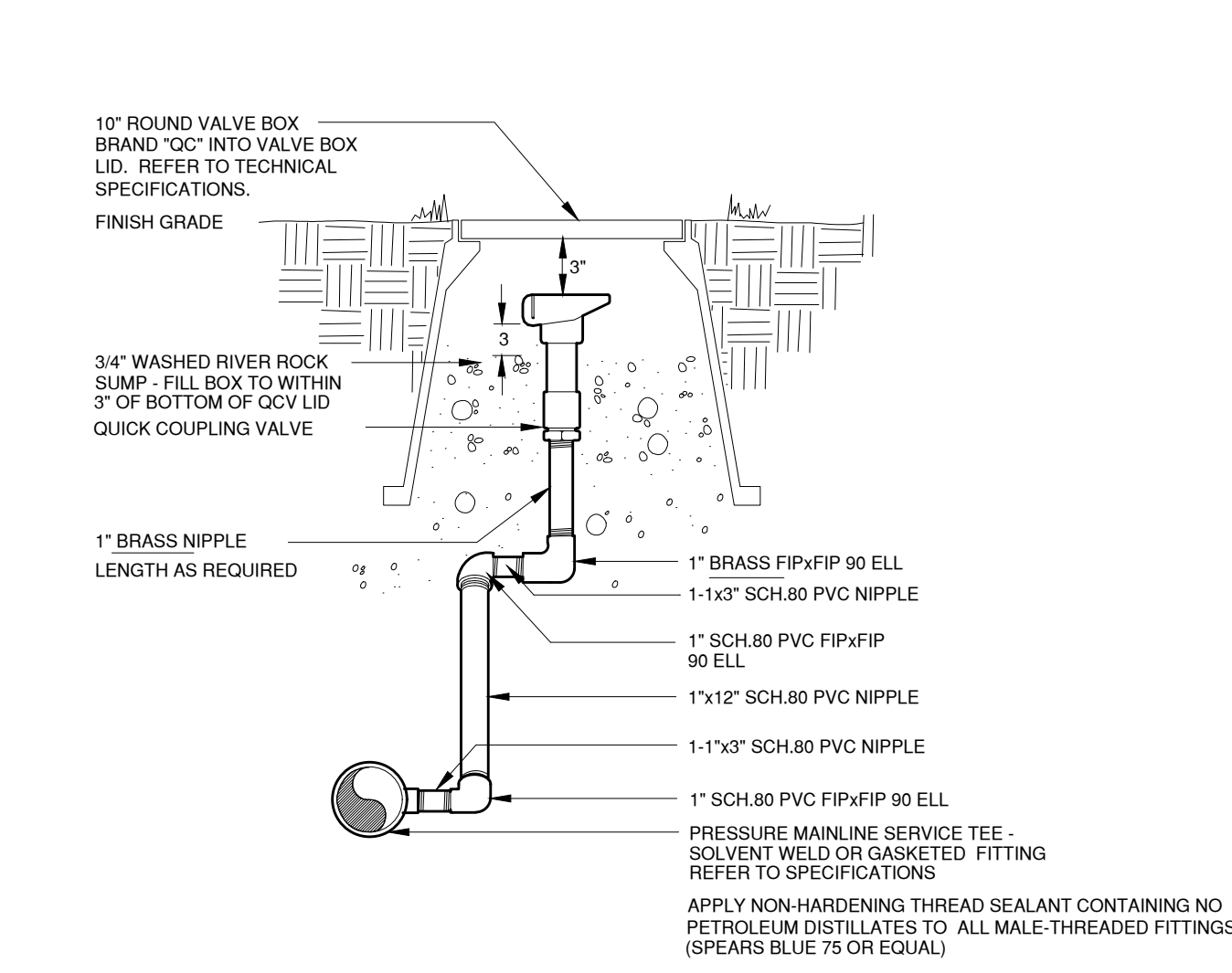
POP-UP SPRAY HEAD

1



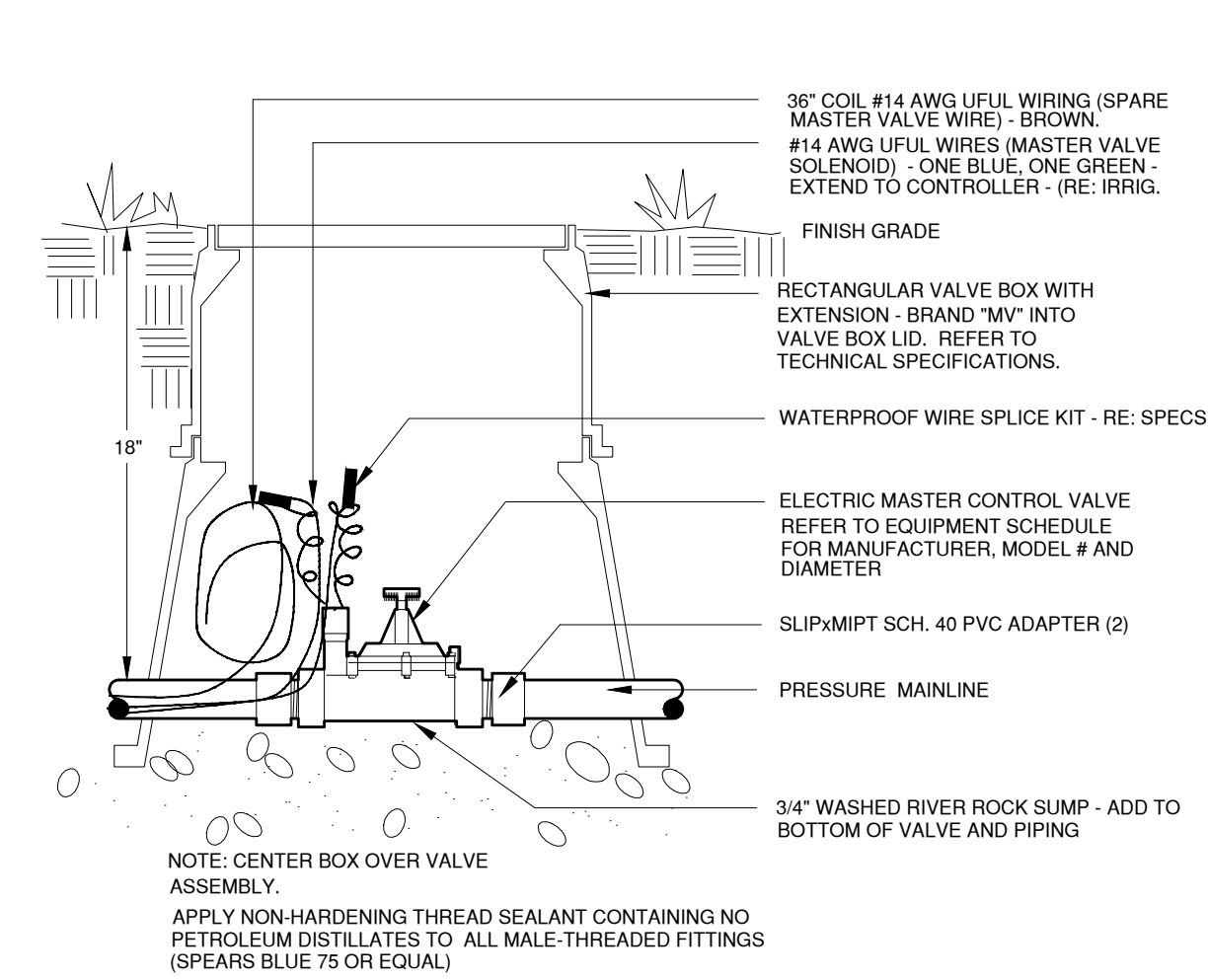
ELECTRIC CONTROL VALVE

2



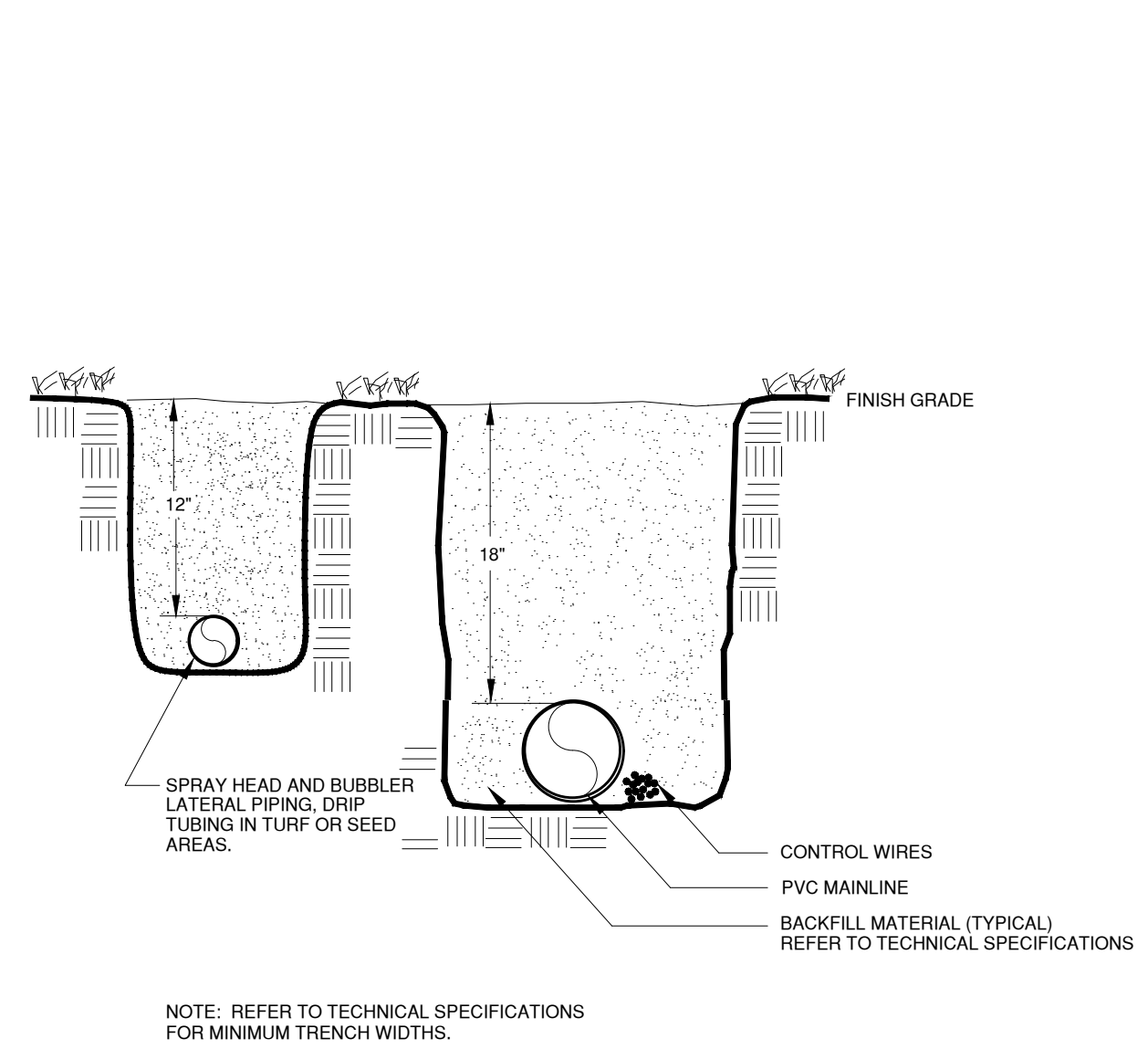
QUICK COUPLING VALVE

3



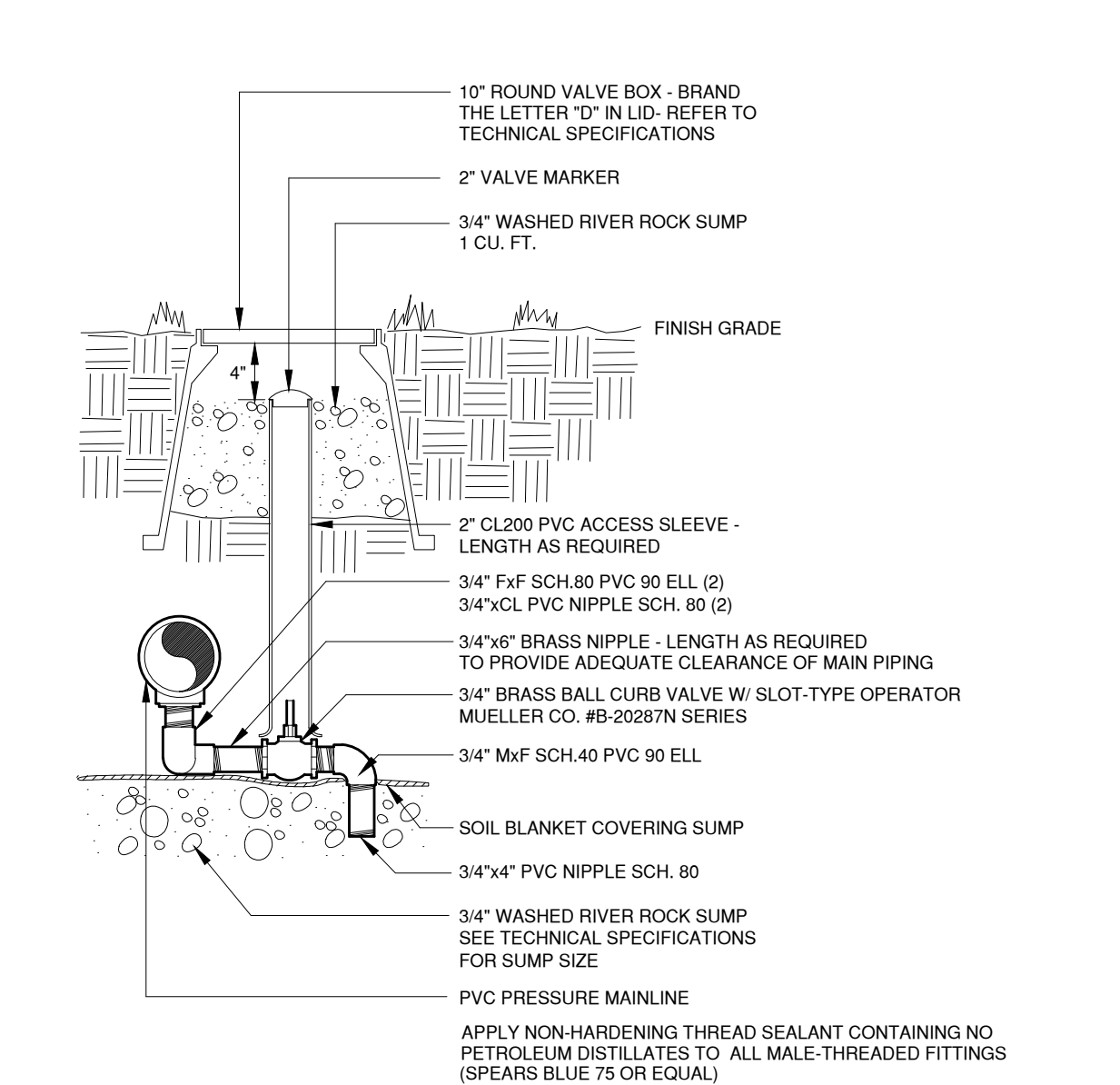
MASTER VALVE

4



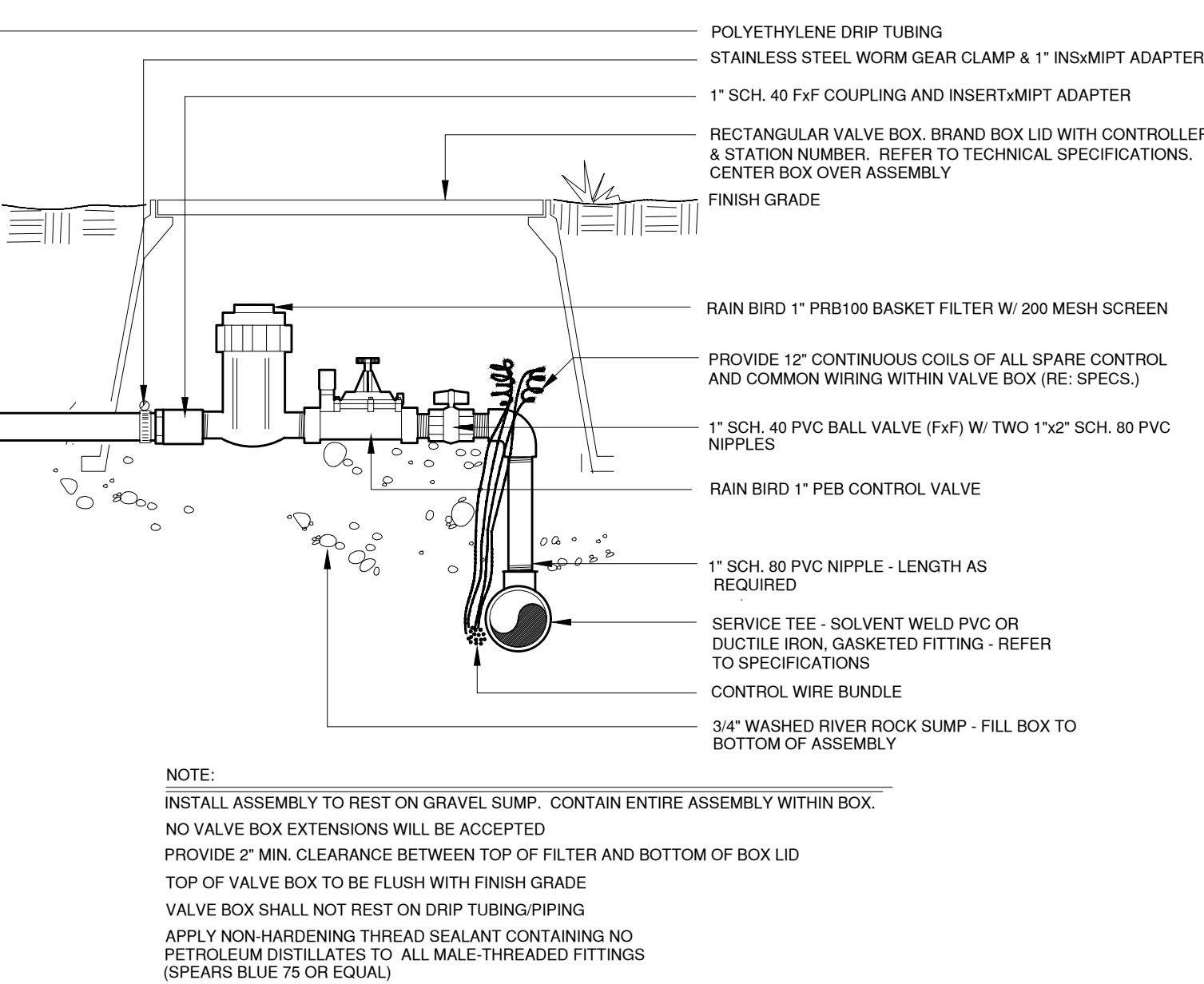
TRENCHES

5



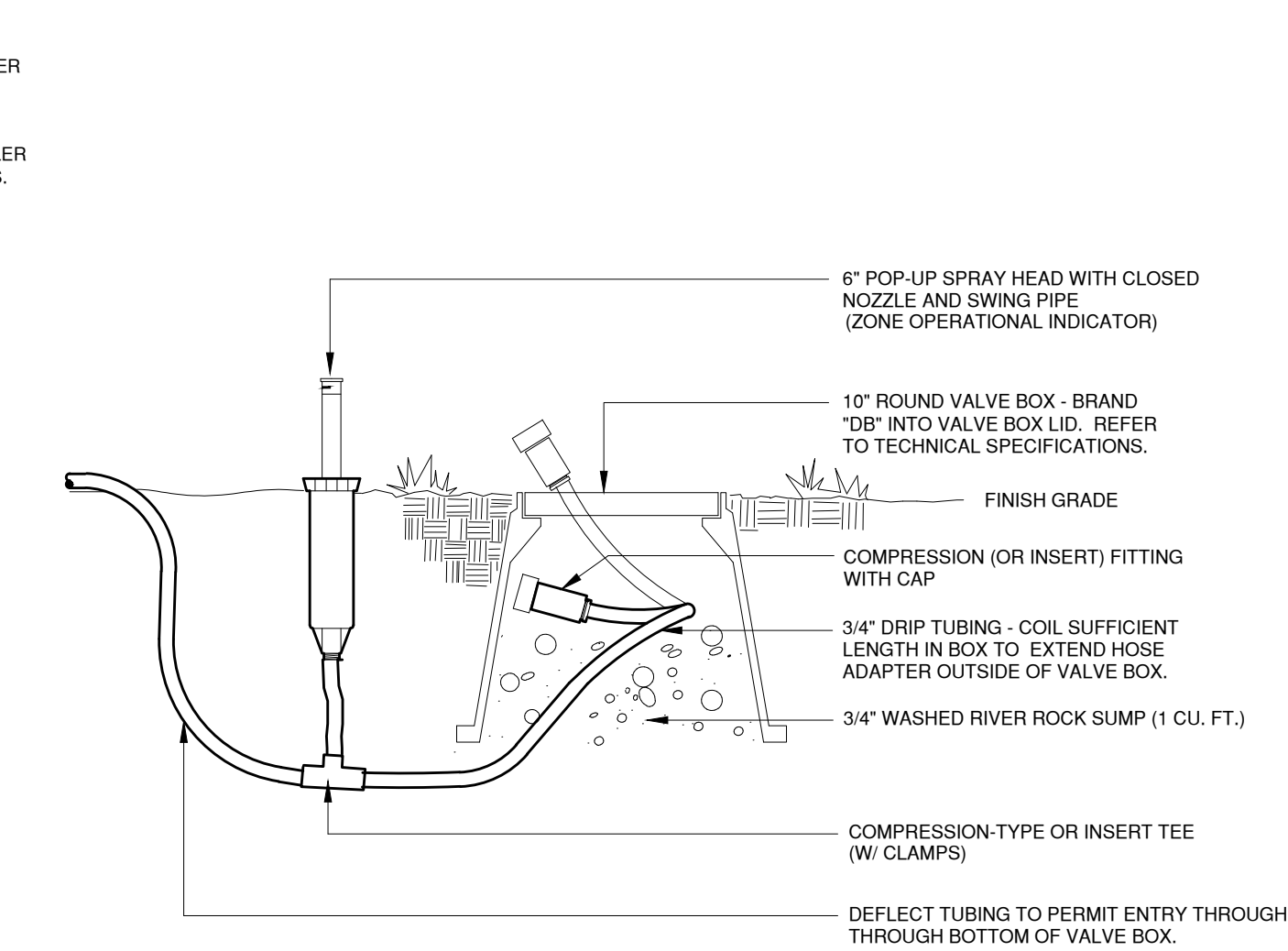
MANUAL DRAIN VALVE

6



DRIP VALVE ASSEMBLY

7



DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR

8

HWY 287 SELF-STORAGE
DEVELOPMENT

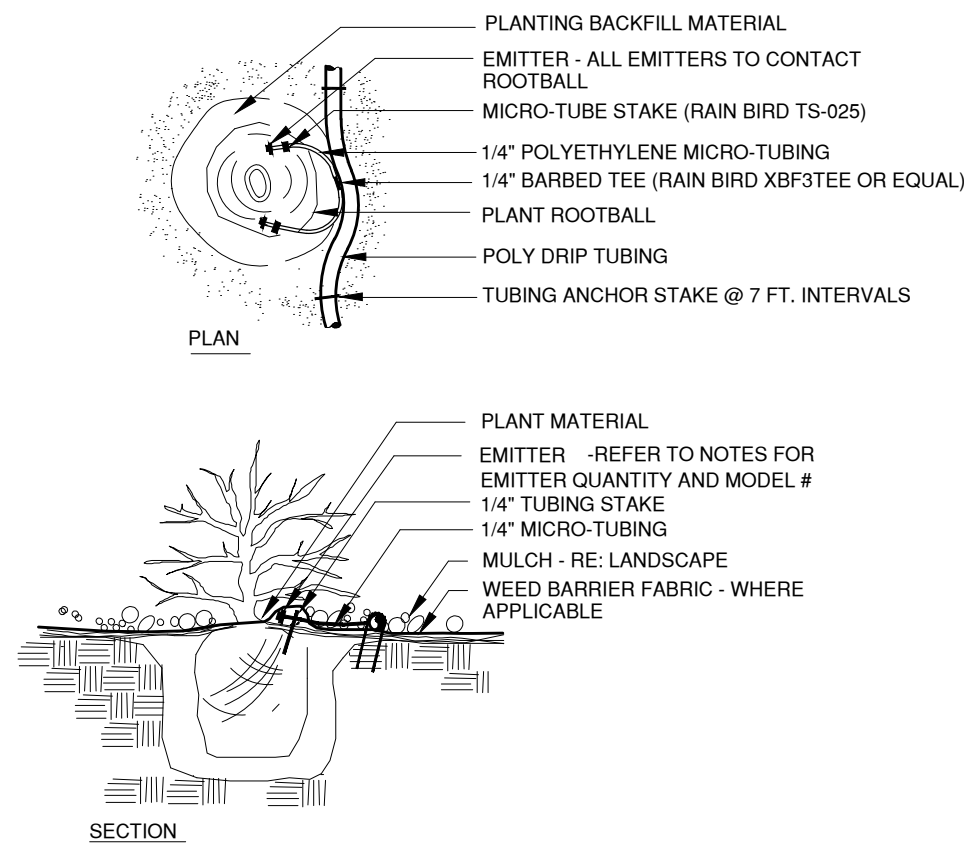
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Design Project No. 220001

Drawing Title IRRIGATION DETAILS

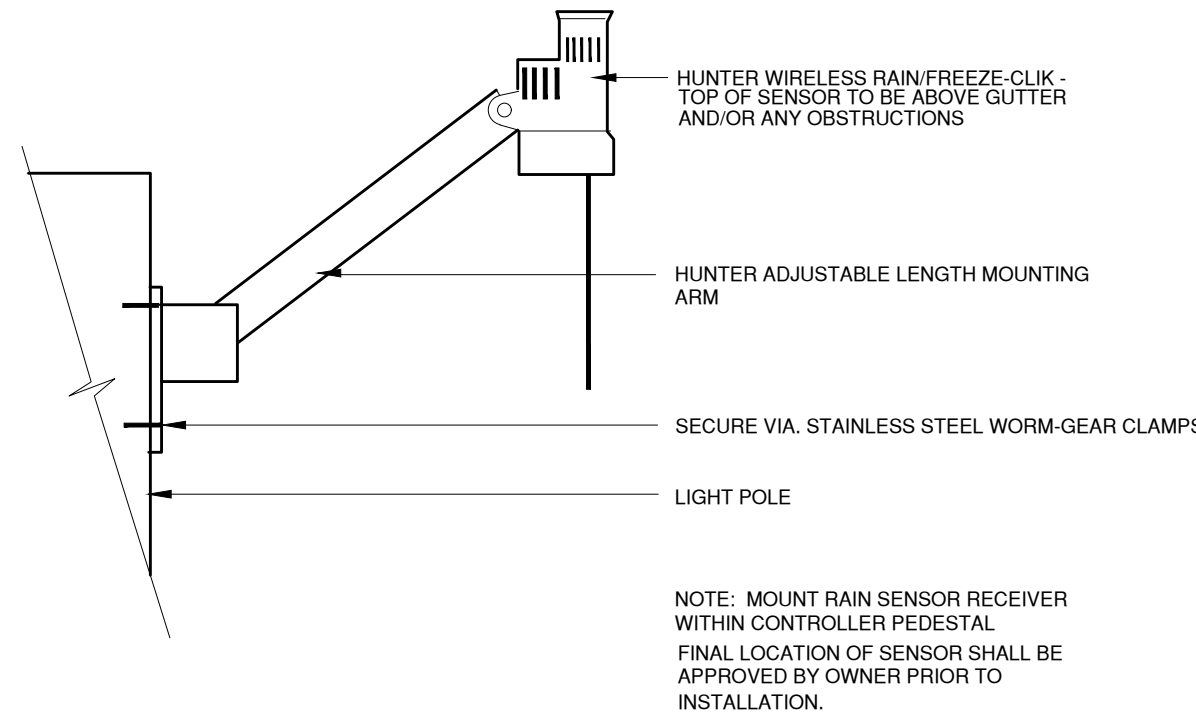
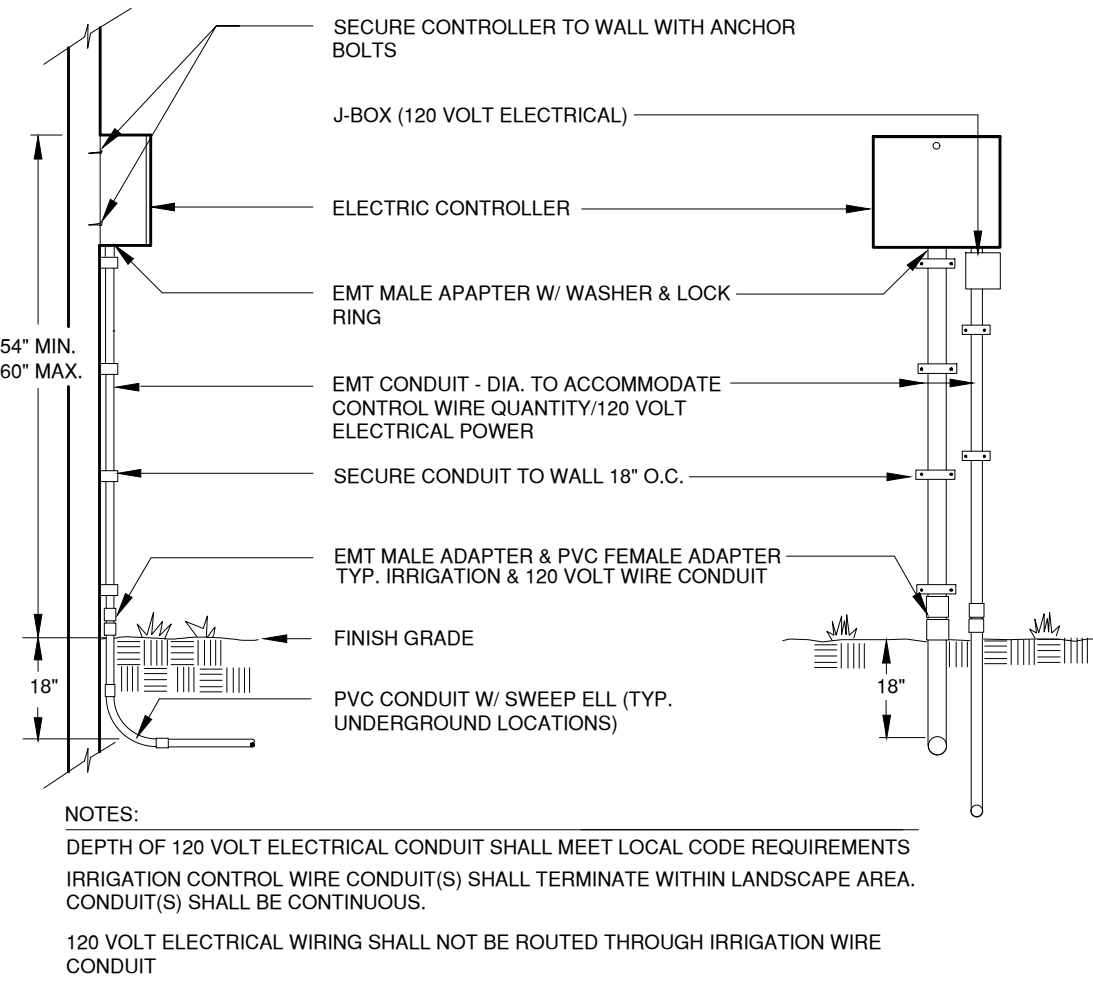
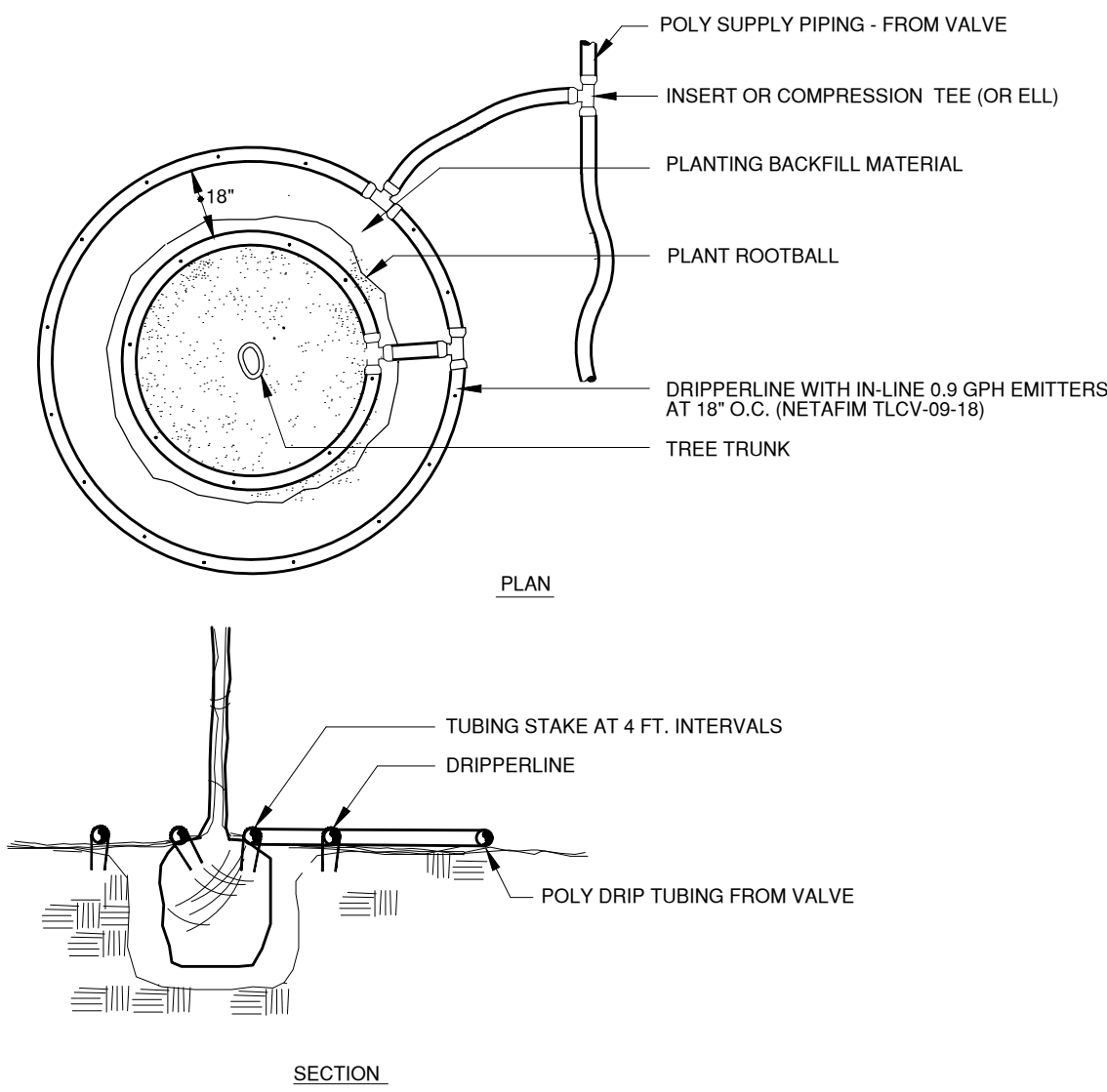
Drawing No.

CABRINI GARDENS REPLAT B LOT 2B
HWY 287 SELF STORAGE
SITE ARCHITECTURAL PLAN
PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO



NOTE:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL.
FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
IF PLANTING ON A 4:1 SLOPE OR GREATER, INSTALL EMITTERS ON UPHILL
SIDE OF ROOTBALL.
INSTALL TWO 1/2 GPH EMITTERS PER 5 GAL. SHRUB, ONE 1/2 GPH EMITTER PER 1 GAL. PLANT
ALL EMITTERS TO BE PRESSURE-COMPENSATING RAIN BIRD XB-05PC SERIES

SHRUB AND PERENNIAL PLANTINGS IN BED AREAS



DRIP EMITTER

9

IN-LINE DRIP TREE RINGS

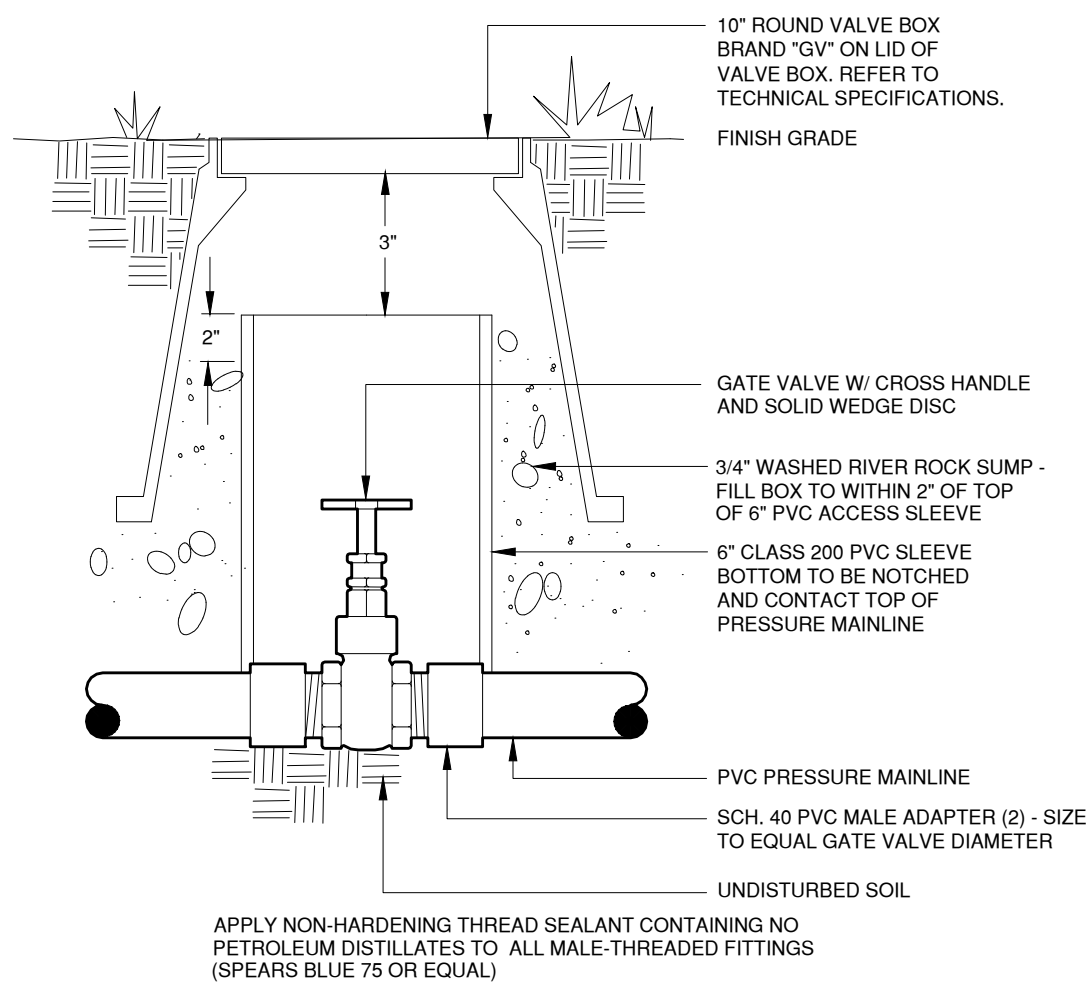
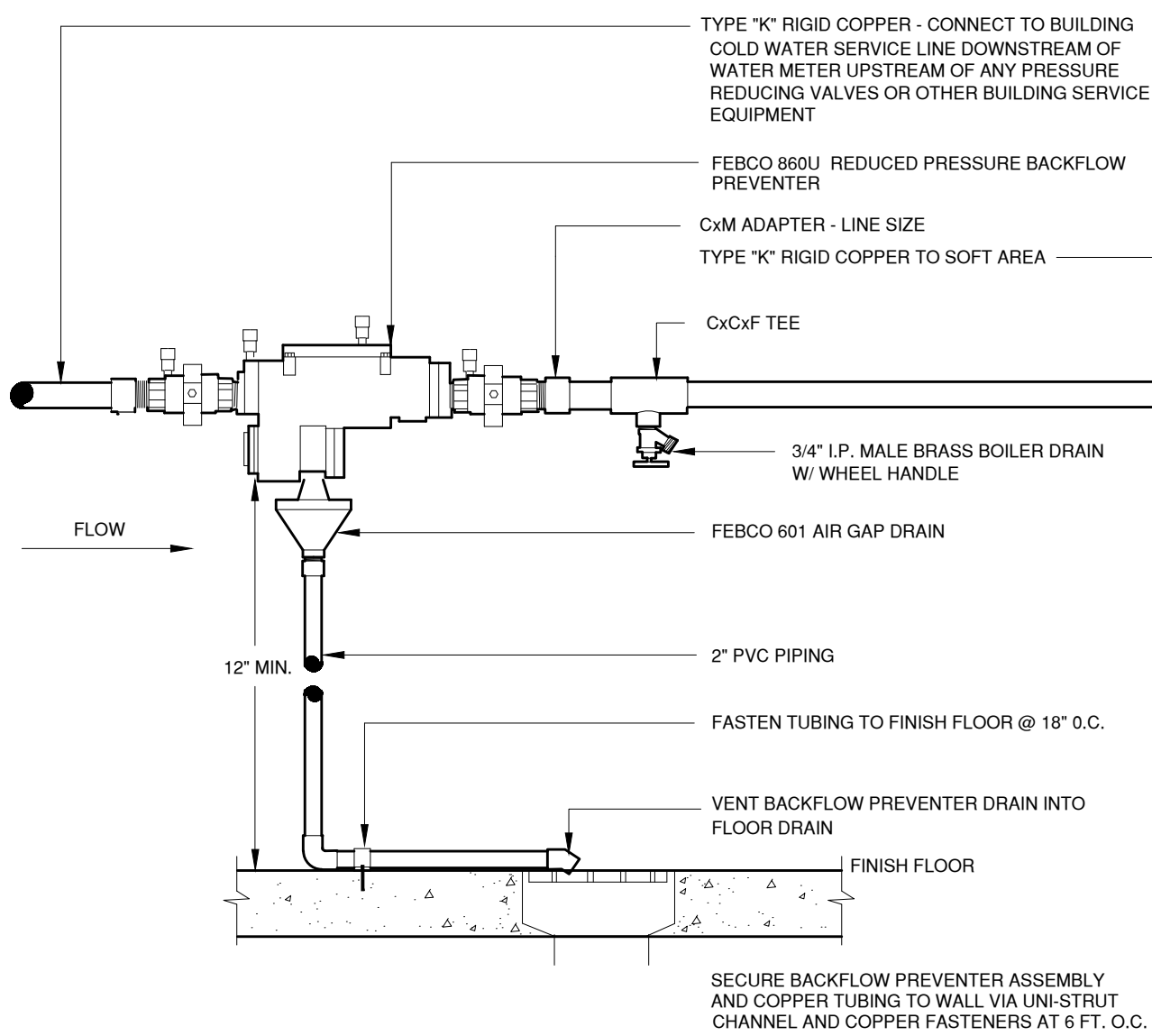
10

ELECTRIC CONTROLLER

11

RAIN/FREEZE SENSOR

12



BACKFLOW PREVENTER

13

GATE VALVE

14

HWY 287 SELF-STORAGE
DEVELOPMENT

710 HWY 287, LAFAYETTE, CO 80026

Design Project No. 22001

Drawing Title
IRRIGATION DETAILS

Drawing No.

12

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Date
04/18/22
07/01/22
09/06/22
Submission / Revision
SITE PLAN SUBMITTAL
SITE PLAN RESUBMITTAL
SITE PLAN RESUBMITTAL